RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/05 10:49 2 pgs
Fees:13.00 Taxes:18.50
20050112-0004435

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of Dec., 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires December 22, 2007 (AFFIX SEAL)

LISA G. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan W. Avery (NAME)	SAME (NAME)	Map 061-10-0
3867 Hutson Avenue (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	Parcel 036.00
Nashville, TN 37216 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	(per county assessor)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Green Tree Servicing, LLC, formerly Conseco Finance Servicing Corp., a limited liability company under the laws of Delaware

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan W. Avery

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A" Legal Description

Being the same property conveyed to Green Tree Servicing, LLC, by Substitute Trustee's Deed from Joel E. Jordan, Substitute Trustee, dated October 13, 2003, recorded October 15, 2003, in Instrument No. 20031015-0153141, Register's Office for Davidson County, Tennessee.

Subject to the following: to easements, setback lines and restrictions of record or as may affect the premises; zoning and health department regulations for the appropriate governmental authority, rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; city and/or county property taxes to be assumed by Grantee.

NOTE: THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HEREIN WITHOUT BENEFIT OF TITLE EXAMINATION. NO WARRANTY OR OPINION OF TITLE IS GIVEN BY PREPARER. LEGAL DESCRIPTION IS TAKEN FROM PRIOR DEED. CLOSING NOT PERFORMED BY PREPARER HEREIN. THIS INSTRUMENT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE IMMEDIATELY AFTER EXECUTION.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my **hand this** 30 **day of** December, 2004

Green Tree Servicing, LLC, formerly Conseco Finance Servicing Corp., a limited liability company under the laws of Delaware

By: Kent Smith
Title: Authorized Agent

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kent Smith, **the** Authorized Agent **(title) of Green Tree Servicing, LLC, (formerly Conseco Finance Servicing Corp.), a limited liability company under the laws of Delaware,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged himself/~~herself~~ to be the Authorized Agent (title) of Green Tree Servicing, LLC (formerly Conseco Finance Servicing Corp.) and that he/~~she~~ as such Authorized Agent (title) executed the within instrument for the purposes therein contained, by signing the name of Green Tree Servicing, LLC, (formerly Conseco Finance Servicing Corp.) by himself/~~herself~~ as Authorized Agent (title), having full authority to so act.

Witness my hand and official seal at Tempe, AZ this 30 day of December, 2004.

Notary Public

Commission Expires: 3/29/07

CHARLAINE BISHOP
Notary Public - Arizona
Maricopa County
My Commission Expires
March 29, 2007

Exhibit "A" Legal Description:

BEING Lot No. 186, on the Plan of Maplewood Heights, Second Subdivision, of record in Plat Book 547, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This is unimproved property known as 3867 Hutson Avenue, Nashville, TN 37216.

NOTE: See page one for source of title. Legal description was taken from prior deed of record.