After Recording Return To:

Service Link
4000 Industrial Boulevard
Aliquippa, PA 15001

This Instrument Prepared By:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

Davidson County DEEDWARR
Recvd: 02/09/05 09:50 4 pgs
Fees:23.00 Taxes:582.75

20050209-0015026

New Owner/ Property Being Conveyed
MANUEL DEMELO &
KIMBERLY DEMELO
5025 Chadfield Way
Antioch, TN 3703-2868

Send Tax Bills To:
New Owner

Map & Parcel:
149.13-89

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 31st day of January, 2005, by and between, WACHOVIA BANK f/k/a First Union National Bank of North Carolina as Trustee for the Registered Holders of Emergent Home Equity Loan Pass-Through Certificates Series 1997-2 whose principal place of business address is 4828 Loop Central Dr. Houston TX 77081, Grantor, and MANUEL DEMELO and his wife, KIMBERLY DEMELO, whose address is 5025 Chadfield Way, Antioch, TN 37013-2868, Grantees.

WITNESSETH:

That for and in consideration of the sum of $157,500.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this

day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, their successors and assigns, the following described real estate:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT NO. 95 ON THE PLAN OF SECTION ONE, CHADFIELD, OF RECORD IN BOOK 7900, PAGE 836, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED FROM ARNOLD M. WEISS, SUBSTITUTE TRUSTEE TO WACHOVIA BANK, F/K/A FIRST UNION NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE REGISTERED HOLDS OF EMERGENT HOME EQUITY LOAN PASS-THROUGH CERTIFICATES SERIES 1997-2, AS DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED INSTRUMENT 20041122-0139912, RECORDED 11/22/2004 IN DAVIDSON COUNTY RECORDS.

TAX PARCEL IDENTIFICATION # 149.13-89 ✓
PROPERTY ADDRESS: 5025 Chadfield Way, Antioch, TN 37013-2868

Seller to convey the title by special warranty deed without covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, her successors and assigns, that they are lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same.

IN WITNESS WHEREOF, this Grantor has hereunto set their hand and seal on this the date first above written.

WACHOVIA BANK f/k/a First Union National Bank of North Carolina, as Trustee for the Registered Holds of Emergent Home Equity Loan Pass-Through Certificates Series 1997-2

By Stacey Bayley
STACEY BAYLEY
Its ASSISTANT VICE PRESIDENT
LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF Texas

COUNTY OF Harris

BEFORE ME, the undersigned authority, personally appeared Stacey Bayley, who is the Authorized Signatory of WACHOVIA BANK f/k/a First Union National Bank of North Carolina as Trustee for the Registered Holders of Emergent Home Equity Loan Pass-Through Certificates Series 1997-2, appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.

Karl Cole
NOTARY PUBLIC
My Commission Expires

KARL G COLE
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-23-2007

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 157,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 31 day of January, 2005.

Notarial Seal
Vicki A. Reesher, Notary Public
City Of Aliquippa, Beaver County
My Commission Expires Apr. 28, 2007
Member, Pennsylvania Association Of Notaries

Notary Public My Commission Expires: 4-28-07

Name and Address of Property Owner:
Manuel Arnold
5225 Chadfield Way
Antioch, TN 37013

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Manuel Arnold
5225 Chadfield Way
Antioch, TN 37013

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.