**After Recording Return To:**
Service Link, LP
4000 Industrial Blvd.
Aliquippa, PA 15001

9680163

Davidson County DEEDWARR
Recvd: 03/01/05 08:31 3 pgs
Fees:18.00 Taxes:501.35

20050301-0022043

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

**New Owner/ Property Being Conveyed**
MARGIE ESSENMACHER
408 Isaac Drive
Goodlettsville, TN 37072-1220

**Send Tax Bills To:**
New Owner

**Map & Parcel:**
18.03-26

# SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 15 day of February, 2005, by and between LIQUIDATION PROPERTIES, INC., who has appointed Asset Link, LP as their Attorney-in-Fact, Grantor, and MARGIE ESSENMACHER, a single woman, whose address is 408 Isaac Drive, Goodlettsville, TN 37072-1220, Grantee.

**WITNESSETH:**

That for and in consideration of the sum of $135,500.00 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, his successors and assigns, the following described real estate:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING LOT 84 ON THE PLAN OF CONNELL ESTATES, SECTION 3, A PLAT OF WHICH IS OF RECORD IN BOOK 3600 PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL IDENTIFICATION # 18.03-26
PROPERTY ADDRESS: 408 Isaac Drive, Goodlettsville, TN 37072-1220

*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.*

being the same Property conveyed to the Grantor by Deed recorded in instrument # 20040825-0102732 Davidson County Register

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, his successors and assigns, that he has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance.

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

**LIQUIDATION PROPERTIES, INC., Asset Link, LP, as Attorney-in-Fact**

By: _____

It's: Atty in Fact

**STATE OF** Pennsylvania
**COUNTY OF** Beaver

BEFORE ME, the undersigned authority, personally appeared Sheri L. Hoho, who is the Attorney-in-Fact of Asset Link, LP, who has been appointed as the Attorney-in-Fact for Liquidation Properties, Inc., and is 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.

_____
NOTARY PUBLIC Vicki A. Reeher
My Commission Expires 4.28.07

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

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 $ 135,500.00, 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 Settlement Agent

Subscribed and sworn to before me this the 15 day of February, 2005.

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

Notary Public VICKI A. REEHER
My Commission Expires: 4/28/2007

Name and Address of Property Owner:
Margit Essunmacher
408 Isaac Drive
Goodlettsville, TN 37072

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Ameriquest Mortgage Lender
7105 Corporate Drive
Plano, TX 75024

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.