H-2051

Prepared by:
Perrie & Cole, LLC
400 Northridge Road, #700
Atlanta, Georgia 30350
(404) 214-6500

REO #:402504Q
Loan #:386432

Davidson County DEEDWARR
Recvd: 03/03/05 08:39 3 pgs
Fees:18.00 Taxes:155.40
20050303-0023278

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged **FV-1, Inc.** (Grantor"), has bargained and sold, and hereby transfers and conveys to **Westley A. Smith*** (Grantees"), their successors, heirs and assigns, certain land in **Davidson County**, Tennessee, ("Property"), being more particularly described as follows: *unmarried

SEE ATTACHED EXHIBIT A FOR FULL LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS, SETBACK LINES AND EASEMENTS OF RECORD IN THE REGISTER'S OFFICE FOR **DAVIDSON COUNTY**, TENNESSEE

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Subject to restrictions, setback lines and easements shown of record in the Register's Office for **Davidson County**, Tennessee.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming, by, through, or under Grantor, but not otherwise.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their judgment.

Executed this the 9 day of February, 2005.

FV-I, Inc. by Wilshire Credit Corporation, It's attorney in fact.

BY: Heidi Peterson
ITS: Vice President

STATE OF Oregon }
}SS.
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Heidi Peterson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself/herself to be the Vice President of FV-1 Inc by Wilshire Credit Corp Atty in Fact, the within named bargain or, a corporation, and the he/she as such Authorization, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and official seal at office, in Washington County, Oregon, this 9 day of February, 2005.

A Jankans
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
A JANKANS
NOTARY PUBLIC-OREGON
COMMISSION NO. 363644
MY COMMISSION EXPIRES DECEMBER 4, 2006

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $42,000.00

Affiant _____.

Subscribed and sworn to before me this 9 day of February 2005.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
ANN L SINGER
NOTARY PUBLIC-OREGON
COMMISSION NO. 359900
MY COMMISSION EXPIRES SEPTEMBER 13, 2006

RECORD & RETURN TO:
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072

New Owner:
Westley A. Smith
1038 Chase Street
Nashville, TN 37216

Send Tax Bills To: New Owner

Map and Parcel: 072-10-0-315.00

File No.: H-2051

EXHIBIT A

Being Lot No. 36, on the plan of Chas U. Coggins First Addition to Nashville, Being a Subdivision of Part of the Hinds-Litton Tract, as shown by Plat of record in Plat Book 421, Page 33 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to FV-1, Inc, by Trustee's Deed, from Cade L. Cox, Successor Trustee of record in Instrument # 20040616-0071524 Register's Office for Davidson County, Tennessee, dated 06/09/04.