Return to: Smith, Shofner, Assoc, PLC
846 Conference Dr, Ste 4
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 03/24/05 13:29 3 pgs
Fees:18.00 Taxes:218.30
20050324-0032130

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-688
CHL# 7981134/Soon

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 22nd day of February 2005, by Bank of New York, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Oakwood Property Management, LLC, Grantee, the following land in Davidson County, Tennessee:

Being Lot Nos. 48 and 49 on the plan of Overlook Estates, Block B, as of record in book 843, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bank of New York by Quit Claim Deed from Washington Mutual Bank, FA, filed for record * 20050324-0032129, in book _____, Page _____, Register's Office for Davidson County, Tennessee.

Commonly known as: 210 Garner Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto its successors and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

EXECUTED in the name and on behalf of the Grantor this __22ND____ day of __FEBRUARY___, 2005.

BY: _____

ITS: ___STUART E. GRAHAM, V.P._

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF ___TEXAS____)
) ss.
COUNTY OF __COLLIN__)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, __STUART E. GRAHAM__, with whom I am personally acquainted, and who acknowledged that [s] he executed the within instrument for the purposes therein contained, and who further acknowledged that [s] he is the _VICE PRESIDENT___ of Washington Mutual Bank, FA and is authorized by Washington Mutual Bank, FA to execute this instrument on behalf of Washington Mutual Bank, FA.

Witness my hand this __22ND_ day of __FEBRUARY__, 2005.

LESLIE SLATER
Notary Public, State of Texas
My Commission Expires 07-27-05

_____ LESLIE SLATER_
Notary Public

My Commission Expires: ___07/27/05__

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $59,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Evelyn Waithaka

Affiant Evelyn Waithaka

Subscribed and sworn to before me this 22nd **day of February 2005.**

Notary Public Delina Mwakuriga

My commission expires:

1/22/07

(Seal)



Property owner and party responsible for payment of taxes:
Oakwood Property Management, LLC
210 Garner Avenue
Madison, TN, 37115

Map No. 043-05-0-179.00

Return to:
Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211