G#17769-2

Davidson County DEEDWARR
Recvd: 03/30/05 13:20 2 pgs
Fees:13.00 Taxes:647.13
20050330-0034569

BOX #14A
MAP 103-03-0
PARCEL 271.00
[FB #25W-04957]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $174,900.00.

Affiant

Subscribed and sworn to before me this the 29th day of March, 2005.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/08

Notary Public

THIS INSTRUMENT PREPARED BY: JOHN T. COOK, ATTORNEY AT LAW
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
William S. Bryan & Paul Marshall Bryan	"New Owners"
(Name)	(Name)
4309 Park View Circle	
(Street Address)	(Street Address)
Nashville, TN 37204	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Accredited Home Lenders, Inc., a California corporation**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **William S. Bryan, a married man, as to an undivided 50% interest, and Paul Marshall Bryan, an unmarried man, as to an undivided 50% interest, said interests being held as joint tenants with right of survivorship**, hereinafter called the "Grantees", their heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Re-Subdivision of Reserved Parcels 271-272, Nix-Walker Property, as of record in Book 5210, Page 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Accredited Home Lenders, Inc., a California corporation, by Trustee's Deed from Christopher L. Palmer, Successor Trustee, of record in Instrument No. 20050318-0029838, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS is improved property, known as: 4902 Nebraska Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, and the heirs and/or assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey him; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 28th day of March, 2005.

ACCREDITED HOME LENDERS, INC.

BY: _____
Name: Paul Laird
Title: Assistant Vice President

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

On March 28, 2005, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Paul Laird Asst Vice President (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her/his oath, acknowledged herself/himself to be the Asst Vice President (Title) of Accredited Home Lenders, Inc., the within-named bargainor, a California corporation, and that he as such AVP (Title), being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of and as the personal act and deed of Accredited Home Lenders, Inc., by herself/himself as such officer.

Witness my hand and official at San Diego, California, on this the 28th day of March, 2005.

REGINA A. RIO
COMM. #1486997
Notary Public - California
San Diego County
My Comm. Expires Apr. 30, 2008

_____
Notary Public

My Commission Expires: 4-30-08

\KG\ACCREDITED HOME.SD