Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2084-001
MGIC# 17279863

Davidson County DEEDWARR
Recvd: 05/05/05 13:27 3 pgs
Fees:18.00 Taxes:514.30
20050505-0050773

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 22nd day of April 2005, by Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation, Grantor.

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

Being Lot 50 on the Plan of Emerald Cove of record in Plat Book 6900, page 630 and as amended in Book 9112, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation by Warranty Deed from JPMorgan Chase Bank as Trustee, by Priority Trustee Services of TN, LLC, filed for record 5/5/05 as instrument number *, Register's Office for Davidson County, Tennessee.

Commonly known as:379 Dorr Drive, Goodlettsville, TN 37072

* 20050505-0050772

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 her heirs 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.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation

BY: _____

IT'S: KURT J. ARMBRUST, ASSISTANT VICE PRESIDENT

Acknowledgment

State of WISCONSIN
)ss.
County of MILWAUKEE

On this day before me, a Notary Public, personally appeared KURT J. ARMBRUST **, to me personally well-known, who acknowledged that he/she is the** ASSISTANT VICE PRESIDENT**, of Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 22nd **day of April 2005.**

_____
Notary Public CHERYL LUEDKE

My commission expires:

2/4/2007
_____
(Seal)

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, $139,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant KURT J. ARMBRUST, ASSISTANT VICE PRESIDENT

Subscribed and sworn to before me this 26th **day of April 2005.**

Notary Public CHERYL LUEDKE

My commission expires:

2/4/2007

(Seal)

CHERYL LUEDKE NOTARY PUBLIC STATE OF WISCONSIN

Property owner and party responsible for payment of taxes:
Timothy Brown
379 Dorr Drive
Goodlettsville, TN 37072

Parcel #018-12-O-A 050.00

Return to:

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