Box 17

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

REO #:500302Q
Loan #:8461708417

Davidson County DEEDWARR
Recvd: 05/06/05 16:10 4 pgs
Fees:23.00 Taxes:39.20
20050506-0051639

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged **Washington Mutual Bank, FA** (Grantor"), has bargained and sold, and hereby transfers and conveys to **Anthony Schumann**(Grantees"), their successors, heirs and assigns, certain land in **Davidson County**, Tennessee, ("Property"), being more particularly described as follows:

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 6th day of April, 2005.

Washington Mutual Bank, FA

BY: Vernon F. McDaniell
ITS: Vice President

STATE OF Florida }
}SS.
COUNTY OF Duval }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Vernon F. McDaniell, 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 WASHINGTON MUTUAL BANK, FA, the within named bargain or, a corporation, and the he/she as such Vice President, 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 Duval County, Florida, this 6th day of April, 2005.

Becky Shrimpton
MY COMMISSION # DD186995 EXPIRES
February 24, 2007

Notary Public

My Commission Expires: _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $16,000.00

Affiant _____.
Vernon F. McDaniell Vice President

Subscribed and sworn to before me this 6th day of April, 2005.

Notary Public

My Commission Expires: _____

Becky Shrimpton
MY COMMISSION # DD186995 EXPIRES
February 24, 2007

Address of New Owner:
Send Tax Bills To:
Anthony Schumann
P.O. Box 148515
Nashville, TN 37214

Map 81-7 Parcel 483

Exhibit "A"

Land in Davidson County, Tennessee, to wit: Being Lot No. 22 on the Plan of the Subdivision of Lot Number 2 of the Thomas Woodard Property, as of record in Plan Book Number 2, page 104, Chancery Court at Nashville.

Said Lot No. 22 fronts 50 feet on the easterly side of 10th Avenue North, formerly Maple Street, and runs back between parallel lines 70 feet to an alley.

Being the same property conveyed to Washington Mutual Bank, FA by Substitute Trustee's Deed from Denise Griffin, Substitute Trustee, of record in Instrument No. 20050222-0018845, Register's Office for Davidson County, TN.

Exhibit B to Special Warranty Deed

ADDENDUM TO SPECIAL WARRANTY DEED DATED 4/6/05 FROM: Washington Mutual Bank, FA to Anthony Schumann

SPECIAL PROVISIONS: WITHOUT LIMITING THE FOREGOING WARRANTY OF TITLE, GRANTOR MAKE NO WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE CONDITION OR VALUE OF THE PROPERTY HEREIN DESCRIBED OR THE IMPROVEMENTS LOCATED THEREON (IN ANY), INCLUDING BUT NOT LIMITED TO, ANY WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE. GRANTEE HAS CAREFULLY INSPECTED THE PREMISES (OR HAS BEEN AFFORDED A REASONABLE OPPORTUNITY TO DO SO) AND BY THE ACCEPTANCE OF THIS DEED, ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS", WITH ALL FAULTS AND IN ITS PRESENT CONDITION.

Ad valorem taxes having been prorated to the date hereof, Grantee assumes payment thereof.

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:

(1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion of the herein described property;

(2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion of the herein described property, but only to the extent that same are still in effect;

(4) All presently recorded instruments (other than liens and conveyances by through or under the Grantor) that affect the property and any portion thereof;

(5) Ad valorem taxes, fees and assessments, if any, for the current year and subsequent years, the payment of which Grantee assumes at the time of transfer of title; and subsequent assessments or reassessments for this and prior years all of which Grantee assumes and agrees to pay; and

(6) Any condition that would be revealed by a physical inspection and survey of the herein described property.

In witness whereof and in acceptance of this Deed subject to the foregoing provision, the Grantee has set his/her hand(s) and seal(s) this 20th day of April, 2005.

_____(SEAL)
Anthony Schumann

_____(SEAL)

State of TN County of Davidson

Sworn to and subscribed before me this 20th day of April, 2005.

My Commission Expires:

11/26/05

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lauri A. Beasley
Notary Public