(1)

Davidson County DEEDWARR
Recvd: 05/09/05 13:28 3 pgs
Fees:18.00 Taxes:451.77

20050509-0052097

Return to:
Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by
Morris & Schneider, P.C.
2401 Lake Park Dr., #150
Smyrna, GA 30080

Special Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
STEVE CHAISSON 632 WATSONWOOD DR. NASHVILLE TN 37211	OWNER	147-10-0 122.00

**********FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

HERINAFTER CALLED THE GRANTORS, HAVE *BARGAINED* AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEVE CHAISSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED EXHIBIT "A"

BEING THE SAME PROPERTY CONVEYED TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. BY SUBSTITUTE TRUSTEE'S DEED DATED FEBRUARY 5, 2004 AND RECORDED MARCH 14, 2005, AT BOOK NUMBER 20050314, PAGE 0027843, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNEESEE.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 632 WATSONWOOD DRIVE, NASHVILLE, TN 37211

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 4TH DAY OF APRIL, 2005.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

BY: _____
EVELYN WAITHAKA

STATE OF TEXAS
COUNTY OF COLLIN

PERSONALY APPEARED BEFORE ME, EVELYN WAITHAKA; IN HIS/HER CAPACITY AS ASSISTANT SECRETARY OF *MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.*

WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE ASSISTANT SECRETARY OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 4TH DAY OF APRIL, 2005.

_____
Leslie Slater / Notary Public

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

MY COMMISSION EXPIRES: 7/27/2005

(Affix Notary Seal)

STATE OF TEXAS
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,100.00

_____
AFFIANT / EVELYN WAITHAKA

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4TH DAY OF APRIL 2005.

_____
Notary Public / Leslie Slater

MY COMMISSION EXPIRES: 7/27/2007

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

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 204, ON THE PLAN OF WHISPERING HILLS, SECTION 2A, OF RECORD IN PLAT BOOK 2331, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.