FILE BOX 4

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $123,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2005.

Notary Public
My Commission Expires: 1/24/09

FROM:	TO:
GRP/AG REO 2003-1, LLC	Philip S. Segraves

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Philip S. Segraves 709 Greymont Drive Nashville, TN 37217	Regions Mortgage 7130 Goodlett Farms Pkwy. Cordova, TN 38016	MAP #119-08-0 PARCEL #025.00

Davidson County DEEDWARR
Recvd: 05/13/05 11:08 2 pgs
Fees:13.00 Taxes:455.10
20050513-0054236

SPECIAL WARRANTY DEED

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, this indenture, made on the 11th day of March, 2005, by and between the GRP/AG REO 2003-1, LLC, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto Philip S. Segraves, a married person, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 52 on the map of Section Two, Glencliff Estates, as of record in Plat Book 1130, pages 77 and 78, Register's Office for said county, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to GRP/AG REO 2003-1, LLC by Quitclaim Deed from GRP/REO 2003-1 LLC aka GRP/AG REO 2003-1, LLC, of record in Instrument 20050513-0054235, said Register's Office.

This conveyance is subject to (1) 2005 County Taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Plat Book 1130, pages 77 and 78, said Register's Office.

The street address of the Real Property is 709 Greymont Drive; Nashville, TN 37217
_____ Unimproved/ __X__ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

FILE BOX 45

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 11th day of MARCH, 2005.

GRANTOR
GRP/AG REO 2003-1, LLC

By: Joanne Durardi
Its: Authorized Person

STATE OF New York
COUNTY OF Westchester

On this date, before me personally appeared Joanne Durardi Authorized Person with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Authorized Person of GRP/AG REO 2003-1, LLC, the within named bargainor, and corporation, and that he/she as such Authorized Person being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Authorized Person as such Authorized Person

Witness my hand and official seal in the State of Florida this 11th day of March, 2005.

My Commission Expires: 11/29/08 Delila Forehand.
NOTARY PUBLIC

DELILA FOREHAND
Notary Public, State of New York
No. 01FO6119250
Qualified in Bronx County
Commission Expires November 29, 2008

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