REALTY TITLE IS
BOX 48A

SPECIAL WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-27-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dion Donaldson	Countrywide Home Loans	135.14-0A-145.00-CO
(NAME) 652 Rocky Mountain Pkwy.	(NAME) 801 Crescent Center Dr. Suite 520	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/24/05 10:18 2 pgs
Fees:13.00 Taxes:512.45

20050524-0058368

FOR AND 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, REO Management 2004 Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dion Donaldson, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Phase Four, Pinnacle Point Subdivision, as of record in Plat Book 6900, page 524, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to REO Management 2004, Inc. by Trustee's Deed from Mortgage Electronic Systems, Inc., dated January 12, 2005, and recorded February 14, 2005, in Instrument No. 200502140016396, said Register's Office.

unimproved

This is improved ✓ property, known as 652 Rocky Mountain Parkway, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 4th day of MAY, 2005.

REO Management, Inc., by Integrated Asset Services, Inc., its Attorney-In-Fact

By: Kathryn L Berthiaume

Name:

Title: Kathryn L. Berthiaume
Vice President

STATE OF Colorado)

COUNTY OF Denver)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathryn L. Berthiaume with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be V.P. of Integrated Asset Services, Inc., Attorney-in-Fact for REO Management, Inc., the within named bargainor, a corporation, and that he/she as such V.P., executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as V.P.

WITNESS my hand and seal, at office, this 4th day of MAY, 2005.

Elaine Kerley
NOTARY PUBLIC

My Commission Expires: 1-24-08

