Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V3213-104
REO# 0006965180

Davidson County DEEDWARR
Recvd: 05/25/05 14:02 3 pgs
Fees:18.00 Taxes:506.98
20050525-0059160

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20 day of April 2005, by PMI Mortgage Insurance Co., Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to John V. Richardson and Jaci W. Richardson, husband and wife, Grantees, the following land in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being Lot No. 21 on the Plan of Oakwood Subdivision, Phase 3, Section 1, as of record in Plat Book 7900, Page 268 Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to all matters of record on plat in Plat Book 7900, Page 268, Register's Office for said County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property.

Being the same property conveyed to PMI Mortgage Insurance Co. by _____ from Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as trustee, filed for record _____ as instrument number 20050525-0059158 Register's Office for Davidson County, Tennessee.

Commonly known as: 2222 Oak Barrel Lane, Antioch, TN 37013.

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 Grantees and unto their 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.

PMI Mortgage Insurance Co., by its duly authorized attorney in fact, Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp.

BY: _____

IT'S: DAVID FRANCIS DOC CONTROL OFFICER

SELECT PORTFOLIO SERVICING, INC Corporate 1989 SEAL UTAH

Acknowledgment

State of Utah
) ss.
County of Salt Lake

On this day before me, a Notary Public, personally appeared DAVID FRANCIS DOC CONTROL OFFICER **, to me personally well-known, who acknowledged that he/she is the** _____ **of Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp., a corporation, as attorney-in-fact for PMI Mortgage Insurance Co., 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 as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 20 **day of April 2005.**

Emma Shaner
Notary Public

Notary Public
EMMA SHANER
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

My commission expires:

_____
(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, $137,021.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of ~~April~~ May 2005.

Notary Public

My commission expires:

2/15/09

(Seal)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

Property owner and party responsible for payment of taxes:
John and Jaci Richardson
2222 Oak Barrel Lane
Antioch, TN, 37013

Map No. 149-02-0 117.00

Return to:

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