This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Send Tax Bills To:
Donald C. Wunder
4014 Plantation Drive
Nashville, TN 37076

New Owner is:
Donald C. Wunder
4014 Plantation Drive
Nashville, TN 37076

MAP: 75-09-200.00

Davidson County DEEDWARR
Recvd: 05/27/05 14:51 2 pgs
Fees:13.00 Taxes:444.00
20050527-0060338

FOR AND IN CONSIDERATION OF One Hundred and Twenty Thousand Dollars ($120,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **United Guaranty Residential Insurance Company**(herein called "Grantor"), has this day bargained an sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Donald C. Wunder, (herein called "Grantee") the following described property, having an address of 4014 Plantation Drive, Nashville, TN 37076 and being situated and located in Davidson County, Tennessee, to wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 1140 on the Plan of Hermitage Hills, Section 9, as of record in the Plat Book 260, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hreby made for a more particular description.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed dated June 30, 2004, recorded in Inst 20041217-0149892, Davidson County Register of Deeds.

Being the same property conveyed to United Guaranty Residential Insurance Company from Federal Home Loan Mortgage Corporation by Deed dated_____, Recorded in Inst No 20050527-0060336, Davidson County Register of Deeds

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CM
Seller Ints.

The above-described property is improved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of April, 2005.

GRANTOR:

United Guaranty Residential Insurance Company

Candice Miller

Candice Miller, director of Goodman Dean Corporate Real Estate Services, Attorney-in-Fact for, United Guaranty Residential Insurance Company

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Candice Miller , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Director of Goodman Dean Corporate Real Estate Services and who executed the foregoing instrument on behalf of United Guaranty Residential and who acknowledged that she executed the same as free act and deed of the said United Guaranty Residential and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said United Guaranty Residential, and appearing of record in Record Book _____, Page _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal, at office, this 25 day of April, 2005

Phyllis B. Barth

NOTARY PUBLIC

PHYLLIS B. BARTH
COMM. #1524136
Notary Public-California
ORANGE COUNTY
My Comm. Exp. Nov 2, 2008

My Commission Expires:

Nov. 2, 2008

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

SWORN TO and subscribed before me this 29 day of April, 2005

NOTARY PUBLIC

My commission expires:

BYLTHE BOND SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 25, 2006