(1)

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V3213-089
SPS Loan# 8044020207

Davidson County DEEDWARR
Recvd: 06/03/05 14:28 3 pg
Fees:18.00 Taxes:211.31

20050603-0063520

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20 day of May 2005, by NationsCredit Financial Services, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to James Woodard II, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 216 on the Plan of Bordeaux Hills, Section 3, of record in Book 3600, Page 34, Register's Office, Davidson County, Tennessee.
Said Lot No. 216 fronts the westerly side of LaGrange Drive, and runs back 128.7 feet on the northerly line and 126.26 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 58.71 feet.

Being the same property conveyed to NationsCredit Financial Services by virtue of Trustee's Deed filed November 8, 2004 as instrument number 20041108-0134646.

Commonly known as: 3223 Lagrange Drive, Nashville, TN 37218.

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 Grantee and unto his 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.

NationsCredit Financial Services, by its duly authorized attorney in fact, Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp.

BY: _____

VALINA RADTKE, DOC. CONTROL OFFICER

IT'S: _____

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 VALINA RADTKE, 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 NationsCredit Financial Services, 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 May 2005.**

_____
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, $57,111.00 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 31st day of May 2005.

Notary Public

YVETTE LYN MELDRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My commission expires:

6-14-08

(Seal)

Property owner and party responsible for payment of taxes:
James Woodard II
3223 Lagrange Drive
Nashville, TN, 37218

Map No. 080-08-0 153.00

Return to:

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