RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43884

Prepared by:
Portnoy & Green, PC
687 Higland Avenue
Needham, MA 02494

Davidson County DEEDWARR
Recvd: 06/27/05 11:39 2 pgs
Fees:13.00 Taxes:2497.50
20050627-0073470

SPECIAL WARRANTY DEED

Map 64-3-B
Parcel 93

KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., party of the First Part, for and in consideration of the sum of SIX HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 ($675,000.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, transfer and convey unto JAMI E. WILSON, INDIVIDUALLY, party of the Second Part, his heirs and assigns, all of its title, interest and estate, legal and equitable, in the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

Lot No. 195, Phase 6, Section 1 on the Plan of Brandywine Pointe, as of record in Plat Book 7900, Page 805, Register's Office for said County, to which plan reference is made for a more complete description.

Commonly known as: 1152 Safety Harbor Cove, Old Hickory, Tennessee 37138

THIS BEING THE SAME PROPERTY CONVEYED TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. BY TRUSTEE'S DEED DATED 07/21/04 AND FILED ON 08/16/04 AS INSTRUMENT NO. 200408160098652, BOOK _____, PAGE _____ IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining unto the said party of the Second Part, his heirs and assigns, forever, and the party of the First Part, for itself and its successors does hereby covenant with the party of the Second Part, his heirs and assigns, that it, party of the First Part, has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and the title to the above granted premises against all persons lawfully claiming the same from, through or under it the party of the First Part will forever warrant and defend.

WITNESS MY SIGNATURE hereunto on this the 4th day of April, 2005.

Signed, acknowledged and delivered in the presence of:

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Witness Christy Havens

By: Vernon F. McDaniell
Its: Vice President & Asst. Secty.

Witness Deborah D. Rutherford

Print names below signatures

State of Florida)
) ss
County of Duval)

Before me, the undersigned Notary Public, in and for said County and State aforesaid personally appeared Vernon F. McDaniell, with whom I am personally acquainted and who upon oath acknowledged himself to be the Vice President and Asst. Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bank by the said Vernon F. McDaniell.

WITNESS my hand and Notarial Seal at office this 4th day of April, 2005.

Notary Public
My commission expires:

Becky Shrimpton
MY COMMISSION # DD186995 EXPIRES
February 24, 2007
BONDED THRU TROY FAIN INSURANCE INC.

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $675,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2005.

Janel L. McAlister
Notary Public

My Commission Expires: 3-27-07

JANEL L. McALISTER
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.
MY COMMISSION EXPIRES:
MARCH 27, 2007