08

Davidson County DEEDWARR
Recvd: 07/07/05 09:31 2 pgs
Fees:13.00 Taxes:210.90

20050707-0077998

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027
File No. 02-0506-44055

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 57,000.00

Affiant

Subscribed and sworn to before me, this 1st day of July, 2005.

Notary Public
My commission expires: 9/20/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary A. Fidler 922 Goodbar Drive Nashville TN 37217	New Owner	107-14-103

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Accredited Home Lenders, Inc., a California Corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary A. Fidler, hereinafter called the Grantees, their successors 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. 211 on the Map of Miro Meadows, of record in Plat Book 1424, Pages 94-95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Accredited Home Lenders, Inc., a California Corporation, by Trustee's Deed from Christopher L. Palmer, Successor Trustee, of record in Instrument No. 20050512-0053948, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 922 Goodbar Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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 30th day of June, 2005.

Accredited Home Lenders, Inc., a California Corporation,

William E Balden

By: William E. Balden
Its: Assistant Vice President

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William E. Baldwin, with whom I am personally acquainted, (or proved to me on basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of Accredited Home Lenders, Inc., a California Corporation, the within named bargainor, and that he is authorized by Accredited Home Lenders, Inc., a California Corporation, as such Assistant Vice President to execute this instrument on its behalf.

Witness my hand in San Diego, CA, this 30th day of June, 2005.

Notary Public

My Commission expires Jan 6, 2006

KATHERINE GILES
Commission # 1337878
Notary Public — California
San Diego County
My Comm. Expires Jan 6, 2006