Return to:

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/22/05 08:54 3 pgs
Fees:18.00 Taxes:229.40



20050722-0085365

REO# 23649-0057114415-DS

Special Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to:

Map & Parcel

ANTHONY A. DESOTO Owner
MICHELLE A. DESOTO
2119 LADY CLARE WALK
MANTECA CA 95336

136-10-0-B;22.00

****

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

AMERIQUEST FUNDING TO REO SUBSIDIARY

HERINAFTER CALLED THE GRANTORS, HAVE *BARGAINED* AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTHONY A. DESOTO AND MICHELLE A. DESOTO

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED DATED DECEMBER 2, 2004 AND RECORDED IN BOOK 20041214, PAGE 0148264 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNEESEE.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 3512 SENECA FOREST DRIVE, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. 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 OUR HANDS THIS 12th DAY OF July, 2005.

AMERIQUEST FUNDING TO REO SUBSIDIARY

BY: _____
Donna Thompson, Vice President

STATE OF CALIFORNIA
COUNTY OF ORANGE

PERSONALY APPEARED BEFORE ME, DONNA THOMPSON; IN HIS/HER CAPACITY AS VICE PRESIDENT OF AMERIQUEST FUNDING TO REO SUBSIDIARY WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE VICE PRESIDENT OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 12TH DAY OF JULY, 2005.

DIANE STEVENS
Commission # 1413336
Notary Public - California
Orange County
My Comm. Expires Apr 24, 2007

_____
Diane Stevens, Notary Public

MY COMMISSION EXPIRES:

(Affix Notary Seal)

STATE OF CALIFORNIA
COUNTY OF ORANGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

_____
DONNA THOMPSON, AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON JULY 12. 2005.

_____
Diane Stevens, Notary Public

MY COMMISSION EXPIRES:
Deed Prepared By:
Morris & Schneider, P.C.
2401 Lake Park Drive, Suite 150
Smyrna, GA 30080

DIANE STEVENS
Commission # 1413336
Notary Public - California
Orange County
My Comm. Expires Apr 24, 2007

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 45, UNIT 45 ON THE PLAN OF CONDOMINIUM SITE OF PRIEST LAKE FOREST, SECTION 4, OF RECORD IN BOOK 5200, PAGE573, AS AMMENDED IN BOOK 5200, PAGE 574, REGISTERS OFFICE FOR SAID COUNTY TO WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREIN BY REFERENCE. BEING THE SAME PROPERTY CONVEYED TO TONYA GOOSTREE, A UNMARRIED WOMAN, FROM PATRICIA BOYER, MARRIED BYDEED ON APRIL 1, 2004, OF RECORD IN INSTRUMENT NUMBER 20040405-0037986, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE LAST RECORDED WARRANTY DEED WAS FILED OF RECORD AT INTRUMENT NUMBER 20040405 IN THE REGISTRARS OFFICE OF DAVIDSON COUNTY, TENNESSEE.