Record & Return to:
Smith Shuku Assoc
846 Conference Dr. Ste 4
Goodlettsville, TN
37072

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-711
CHL# 9866101/Consiglio

Davidson County DEEDWARR
Recvd: 07/27/05 11:34 3 pgs
Fees:18.00 Taxes:481.00
20050727-0087527

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 2nd day of June 2005, by Mortgage Electronic Registration Systems, Inc., Grantor, by its duly authorized servicing agent.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to David R. Ferguson, Grantee, the following land in Davidson County, Tennessee:

Situated in the 10th Civil District of Davidson County, Tennessee, described as Tract I on a survey of the T. W. Drake Farm by Ernest Medlin, Surveyor, dated October 12, 1979, as follows: Beginning at a point on the North margin of Brick Church Pike at the Southwest corner of the property of T. W. Drake, of record in Deed Book 1494, page 249, Register's Office for Davidson County Tennessee, thence with Drake's West line North 2 degrees 47 minutes 10 seconds East 605.25 feet to an iron pin; thence continuing with his West line North 1 degree 55 minutes 20 seconds East 1604.21 feet to Drake's Northwesterly corner; thence with the North line of Drake North 48 degrees 46 minutes 20 seconds East 158.24 feet to a point; thence South 2 degrees 00 minutes West 1712.70 feet to a point; thence North 88 degrees 00 minutes West 65.5 feet to a point; thence South 2 degrees 00 minutes West 590.46 feet to a point in the North margin of Brick Church Pike; thence along the margin of said pike South 74 degrees 47 minutes West 50 feet to the beginning, containing 5.01 acres.

Being the same property conveyed to Mortgage Electronic Registration Systems, Inc., by Trustee's Deed from Christopher L. Palmer, as Substitute Trustee filed December 10, 2004, as Instrument No. 20041210-0147343 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 5460 Brick Church Pike, Goodlettsville, TN 37072.

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.

Mortgage Electronic Registration Systems, Inc., by its duly authorized servicing agent, Countrywide Home Loans, Inc.

BY: Diana Garcia

Diana Garcia,

IT'S: Asst. Secretary

Acknowledgment

State of CA

) **ss.**

County of Ventura

On this day before me, a Notary Public, personally appeared Diana Garcia, **to me personally well-known, who acknowledged that he/she is the** Asst. Secretary **of Countrywide Home Loans, Inc., a corporation, as authorized servicing agent for Mortgage Electronic Registration Systems, Inc., 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 authorized servicing agent by himself/herself as such officer.**

Witness my hand and seal this 2nd **day of** June **2005.**

Sergio A. Ordonez

Notary Public

SERGIO G. ORDONEZ
Commission # 1452715
Notary Public - California
Ventura County
My Comm. Expires Nov 23, 2007

My commission expires:

Nov. 23, 2007

(Seal)

DOCID0009866101MS30M

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, $130,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Diana Garcia

Affiant Diana Garcia, Asst. Secretary

Subscribed and sworn to before me this 2nd **day of June 2005.**

Sergio G. Ordonez

Notary Public

My commission expires:

Nov. 23, 2007

(Seal)

SERGIO G. ORDONEZ
Commission # 1452715
Notary Public - California
Ventura County
My Comm. Expires Nov 23, 2007

Property owner and party responsible for payment of taxes:
David R. Ferguson
5460 Brick Church Pike
Goodlettsville, TN, 37072

Map No. 018-0 124.00

Return to:

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