Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2003-3674
MGIC #20193177

Davidson County DEEDWARR
Recvd: 08/02/05 10:41 3 pgs
Fees:18.00 Taxes:562.40
20050802-0090145

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27 **day of** July, 2005, **by Mortgage Guaranty Insurance Corporation.**

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Christopher Breslin and Judith Breslin, Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 58, Hunter's Run, Section 3, as shown b y plat of record in Plat Book 9700, page 684, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

MORTGAGE

Being the same property conveyed to Guaranty Insurance Corporation **by deed from JP Mortgage Chase Bank as Trustee as of record in Instrument No.** 20050802-0090144 **Register's Office for said Davidson County.**

Commonly known as:1713 Realtree Way, Antioch, TN 37013

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 Grantees and unto their 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 Guaranty Insurance Corporation

BY: _____

President THOMAS A. DREW, VICE PRESIDENT

ATTEST:

_____

Secretary/Treasurer

CARIE VOS, ASSISTANT SECRETARY

Acknowledgment

State of WISCONSIN

)ss.

County of MILWAUKEE

On this day before me, a Notary Public, personally appeared THOMAS A. DREW **, to me personally well-known, who acknowledged that he/she is the** VICE PRESIDENT **, of Mortgage Guaranty Insurance Corporation, 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 by himself/herself as such officer.**

Witness my hand and seal this 27 **day of** JULY **,** 2005 **.**

_____

Notary Public CHERYL LUEDKE

My commission expires:

2/4/2007

(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, $152,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amy D Cole
Affiant

Subscribed and sworn to before me this 29 **day of** July, 2005.

Stacey Denson Palmer
Notary Public

My commission expires:

_____
(Seal)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Property owner and party responsible for payment of taxes:
Christopher Breslin
1713 Realtree Way
Antioch, TN 37013

Parcel #149-10-0 114.00

Return to:

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