Davidson County DEEDWARR
Recvd: 08/23/05 14:06 4 pgs
Fees:23.00 Taxes:586.45
20050823-0100470

Return To:

Middle Tennessee Escrow Company
118 Seaboard Lane
Suite 102
Franklin, TN 37067

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
430163 320107329
Sarah Fiegenbaum

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		108-12-0-B; 26.00
Sarah L. McClain and Sandy McClain	SAME	
(STREET ADDRESS OR ROUTE NUMBER) 3144 Harborwood Dr	(STREET ADDRESS)	
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Deutsche Bank National Trust Company, as Trustee a Company organized and exisiting under the laws of the United States of America have this day bargained and sold, and do hereby transfer and convey unto the said Sarah L. McClain and spouse, Sandy McClain

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF
COUNTY OF Williamson *The actual consideration or value whichever is greater for this transfer is $* 158,500.00.

Affiant

Subscribed and sworn to before me this the 11 *day of* August, 2005

Notary Public April G. Nichols

My commission expires: 6-26-07
(Affix Seal)

APRIL G. NICHOLS NOTARY PUBLIC WILLIAMSON

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 3144 Harborwood Drive, Nashville, TN 37214
improved (x)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 hand this 3 *day of* August, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Deutsche Bank National Trust Company, as Trustee
By: Homeq Servicing Corporation, its attorney in fact

By: Shallina Hudson

Printed Name: Shallina Hudson

Its: Assistant Vice President

(Corporate Seal)

STATE OF NC
COUNTY OF Wake

Before me, Mae Harrington, *a Notary Public of the State and County aforesaid, personally appeared* Shalisha Hudson, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* her *self to be* AVP *of* Homeq Servicing Corporation as attorney in fact for Deutsche Bank National Trust Company, as Trustee, *a company, the within named bargainor, a company, and that* she *as such* AVP *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by* her *self as* AVP.

Witness my hand and official seal, at office in Raleigh, *this* 3 *day of* August, 2005.

Mae Harrington
Notary Public
My Commission Expires:

OFFICIAL SEAL
Notary Public - North Carolina
MAE HARRINGTON
Wake County
My Commission Expires Aug. 25, 2007

Power of Attorney of record as Instrument No. 20050805-0092747 in the Register's Office for Davidson County, Tennessee.

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 114 ON THE PLAN OF HARBORVIEW, PHASE 1-A SECTION ONE OF RECORD IN PLAT BOOK 6900, PAGE 583, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, LLC AS SUBSTITUTE TRUSTEE, FILED FOR RECORD March 4 *, 200* 5 *, IN BOOK* ** *PAGE* _____ *, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.*

** Instrument No. 20050304-0024083