Davidson County DEEDWARR
Recvd: 09/09/05 15:02 3 pgs
Fees:18.00 Taxes:177.23
20050909-0108834

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4022-025
EMC Loan# 3208659/Shaw, Albert A.

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23rd day of August 2005, by EMC Mortgage Corporation, Grantor, by its duly authorized attorney in fact.

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

Certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 74 on the Map of Cobb Subdivision of Lot Number 6 of the Harding Bosley Tract as of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee, and shown on the tax books of the Metropolitan Davidson County, Tennessee, and shown on the tax books of the Metropolitan Davidson County Tax Assessor as follows:

1725-25th Avenue North
Lot Number 74
186 X 80 X IR
Field Book Number *DA-13492
Map and Parcel Number 81-10-145.

Being the same property conveyed to Vicki J. Shaw and husband, Albert A. Shaw, by deed from Jack J. Cohen and wife, Bessie D. Cohen, Morris Levine, and Leon Bilbert, dated October 12, 1981, recorded December 1, 1981, of record in Book 5825, page 272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to EMC Mortgage Corporation by virtue of Substitute Trustee's Deed filed April 27, 2005 as instrument 20050427-0046595.

Commonly known as: 1725 25th Avenue North, Nashville, TN 37208.

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 her 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.

EMC Mortgage Corporation, by its duly authorized attorney in fact, Integrated Asset Services, Inc.

BY: Kathryn L. Berthiaume

Kathryn L. Berthiaume
IT'S: Vice President

Acknowledgment

State of Colorado
) **ss.**
County of Denver

On this day before me, a Notary Public, personally appeared Kathryn L. Berthiaume **to me personally well-known, who acknowledged that he/she is the** Vice President **of** Integrated Asset Services, Inc., **a corporation, as attorney-in-fact for EMC Mortgage 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 as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 23rd **day of August 2005.**

Leslie L. Behr
Notary Public

My commission expires: 10-08-2008

(Seal)

LESLIE L. BEHR NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 10/08/2008

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, $47,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathy Guthmann
Affiant V.P. IDS

Subscribed and sworn to before me this 23rd **day of September 2005.**

Leslie L. Behr
Notary Public

My commission expires: 10-08-2008

(Seal)

LESLIE L. BEHR NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 10/08/2008

Property owner and party responsible for payment of taxes:
Jillian Etherington
1725 25th Avenue North
Nashville, TN, 37208

Map No. 081-10-0 145.00

Return to:

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