State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $103,000.00.

Subscribed and sworn to before me, this 13th day of Sept, 2005.

NOTARY PUBLIC AT LARGE
J. NICHOLE MATHES
DAVIDSON COUNTY, TENN.

Affiant

My Commission Expires: 1-27-07

Notary Public

File No. N14241

WARRANTY DEED

Commission Expires

Davidson County DEEDWARR
Recvd: 09/15/05 12:23 2 pgs
Fees:13.00 Taxes:381.10

20050915-0111092

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Circle
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Elizabeth Wiggins		NAME: Elizabeth Wiggins	
STREET ADDRESS: 2327 Ilolo Street		STREET ADDRESS: 2327 Ilolo Street	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37207		ZIP CODE: 37207	
MAP & PARCEL NO.: 070-04-0-149.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amado Torres and wife, Valerie McCardell**

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto **Elizabeth Wiggins**

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 40 on the Map of Dewey Heights Addition, as shown by plat of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Amado Torres, a married man by Special Warranty Deed from Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2002-FF4 by Saxon Mortgage Services, Inc., dated 06/02/05, recorded 06/23/05, as Document No. 200506230072076, Davidson County, Tennessee.

This is improved property known as 2327 Ilolo Street, A/K/A 515 E. Nocturne Drive, Nashville, TN 37207

Valerie McCardell joins in this instrument to convey any and all rights, title and interest that she may have in the subject property.

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of September, 2005.

Amado Torres

Valerie McCardell

State of Tennessee
County of Davidson } ss

On this the 13th day of Sept, 2005, before me, the undersigned Notary Public, personally appeared **Amado Torres and wife, Valerie McCardell**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

WARRANTY DEED