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Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
F-2522

Davidson County DEEDWARR
Recvd: 09/22/05 13:43 2 pgs
Fees:13.00 Taxes:425.50
20050922-0113956

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 26th day of August, 2005 by and between **ABN AMRO MORTGAGE GROUP. INC.**, party of the first part, and Pascual Urdiera-Diaz, a married person party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **DAVIDSON** Tennessee:

Lot 645 on The Plan of Edge-O-Lake Estates, Section 17, as shown in Book 4460, Page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No. 20041228-0152952, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record, including Book 4460, Page 44 and Restrictive Covenants of record in Book 4549, Page 802, in the Register's Office of **Davidson** County, Tennessee; property taxes for the year 2005 not yet due and payable; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

ABN AMRO MORTGAGE GROUP. INC.
By: Fidelity National Asset Management Solutions
By: _____
Printed Name: _____
Title: Aviva J. Bush, Vice President

For authorization to execute this instrument, see Power of Attorney recorded at Instrument 20030923-0140940, said Register's Office.

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned, Notary Public of the aforesaid County and State, personally appeared, Anne J Bush, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the VP of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **ABN AMRO MORTGAGE GROUP. INC.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **ABN AMRO MORTGAGE GROUP. INC.**

WITNESS my hand, at office, this 26th day of August 2005.

Nancy Collins
Notary Public

Commission Expiration: May 3, 2009

NANCY COLLINS
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF13226

PROPERTY ADDRESS:
2912 Edge Moor Drive
Nashville, TN 37217

PARCEL ID NUMBER: 150-05-0 166.00

PROPERTY OWNER:
Pascual Urdiera - Diaz
2912 Edge Moor Dr.
Nashville TN 37217

MAIL TAX BILLS TO:
Southeast Financial Federal Credit Union
444 James Peterson Pkwy
Nashville TN 37219

COUNTY OF - Williamson
STATE OF Tennessee

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 IS $ 115000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

PASCUAL URDIERA Diaz
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 2nd DAY OF September, 2005.

NOTARY PUBLIC

COMMISSION EXPIRATION: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

This Deed is prepared from information provided by Chicago Title Insurance Company.
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