BOX 13
10666

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 11/04/05 12:12 2 pgs
Fees:13.00 Taxes:329.67
20051104-0133941

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28th day of October, 2005, by and between Bank One, National Association, as Trustee, its successors and assigns, hereinafter called Grantor, and Chad Broadbent and Craig Sanford, their heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 86 on the plan of Haywood Hills, Section 5, as record in Book 4675, Page 143, said Register's Office.

Being the same property conveyed To Bank One, National Association, as Trustee, Deed of record in Inst. No. 20050523-0057919, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this

26 day of October, 2005.

RESIDENTIAL FUNDING CORPORATION CORPORATE SEAL 1986 DELAWARE

Bank One, National Association,
as Trustee

BY: _____

TITLE: Terri Acierno, AVP

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Terri Acierno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AVP of Residential Funding Corporation, as attorney in fact for Bank One, National Association, as Trustee, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of Bank One, National Association, as Trustee as its attorney in fact and as the free act and deed of the within named Bank One, National Association, as Trustee.

Witness my hand and seal, this 26 day of October, 2005.

MICHELLE MOREY
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008

_____
Notary Public

My commission expires:

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Property Address: 917 Algonquin Court, Antioch, TN 37013
Parcel #162-3-366

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Chad Broadbent and Craig Sanford
917 Algonquin Ct.
Antioch, TN. 37013

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON
The actual consideration or true value,
whichever ~~is~~ greater, ~~for this transfer~~ is $ 89,100.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2005.

_____
Notary Public
My Commission Expires: 7-25-09

Heidi Jo Clayton
Notary Public
Davidson County, Tennessee
My Commission Expires July 25, 2009

1810-060763-LC