SPECIAL WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

David Weber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF Oct, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/30/06
(AFFIX SEAL)

JANE GRASSO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody Wilson, et ux	Same as new owner	150.09-0-071.00
(NAME)	(NAME)	
2817 Barksdale Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Equity One, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jody Wilson and wife, Angela Wilson, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Forest View Park, Section Three, of record in Plat Book 5210, page 353, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Equity One, Inc., by Deed from Arnold M. Weiss, Substitute Trustee, dated February 15, 2005, and recorded February 28, 2005, in Instrument No. 200502280021415, said Register's Office.

unimproved

This is improved ✓ property, known as 2817 Barksdale Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 30 day of September, 2005.

Marcia A Nelson-Ralston

Equity One, Inc.
By: First American REO Servicing
~~As Attorney In Fact~~
Name:
Title: By Jan Billings
Jan Billings
Portfolio Manager

Davidson County DEEDWARR
Recvd: 11/04/05 14:37 2 pgs
Fees:13.00 Taxes:388.50
20051104-0134115

STATE OF ~~TENNESSEE~~ Colorado)

COUNTY OF ~~KNOX~~ Denver)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jan Billings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Portfolio Manager of First American REO Servicing of Equity One, Inc., the within named bargainor, a corporation, and that he/she as such Portfolio Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Portfolio Manager. Attorney in fact

WITNESS my hand and seal, at office, this 30 day of September, 2005.

Deborah Sarvajcz
NOTARY PUBLIC

My Commission Expires: 1/28/08

DEBORAH SARVAJCZ NOTARY PUBLIC STATE OF COLORADO