McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

Davidson County DEEDWARR
Recvd: 02/14/06 10:00 2 pgs
Fees:13.00 Taxes:473.60
20060214-0017639

This Instrument Prepared By:
McCann & Hubbard, PLLC
7105 Crossroads Blvd., Suite 105
Brentwood, Tennessee 37027

ADDRESS NEW OWNERS:
Guillermo E. Leiva
5125 Brookstone Court
Antioch, TN 37013

SEND TAX BILLS TO:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MAP AND PARCEL:
176-5-O-B, 176-CO

STATE OF NEW YORK
COUNTY OF WESTCHESTER

The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Affiant
Joanne DiNardi
Authorized Person

Sworn to and subscribed before me
this 10 day of Feb., 2006.

Notary Public
My Commission Expires: 8/13/09

LAURA HARPER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01HA6062784
QUALIFIED IN SUFFOLK COUNTY
REGISTERED IN WESTCHESTER COUNTY
TERM EXPIRES AUG. 13

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GRP/AG REO 2005-1, LLC**, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does hereby transfer and convey unto **Guillermo E. Leiva, an unmarried man and Ana I. Martinez, an unmarried woman**, hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Lot Number 10 on the Plan of Hickory Woods Estates, Section C, Phase II, of record in Plat Book 9700, page 952, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Adam Witchley, unmarried, by Warranty Deed, from David R. Haskett, of record in Instrument No. 20031013-0151573, Dated August 13, 2003. Adam Witchley, conveyed said property to National Registered Agents, Inc., as Trustee for Allied Mortgage Group, Inc., of record in Instrument No. 20031013-0151574, Dated August 13, 2003. The holder of the debt appointed Aaron Squyers, as Successor Trustee. Aaron Squyers as Successor-Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold to GRP/AG REO 2005-1, LLC, of record in Instrument No. 20051020,-0126433, Dated October 13, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Facts which would be disclosed by a comprehensive survey of the property.
The Plan of record in Plat Book 9700, page 952, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7422, page 235, Book 7823, page 857, Book 7857, page 94, Book 7876, page 75, Book 9616, page 470, Book 9616, page 477, Book 9678, page 187, Book 9764, page 44 and Book 11180, page 802, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for open space to Home Owners Association of record in Book 9786, Page 923, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 7857, page 87, book 7876, page 67 and Book 9680, page 319, Register's Office for Davidson County, Tennessee.
Rules and Regulations of record in Instrument No. 20010614-0062709 and Instrument No. 20011015-0111957, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 7422, page 273, Book 7923, page 648, Book 9678, page 213, Instrument No. 20001207-0120450 and Instrument No. 20031010-0150800, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 5125 Brookstone Court Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said **GRANTEE**, its successors and assigns, forever.

M276

GRANTOR does hereby covenant with **GRANTEE** that **GRANTOR** has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and **GRANTOR** does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said **GRANTEE**, its successors and assigns, against the lawful claims of all persons claiming by, through or under said **GRANTOR**, but not otherwise.

WITNESS my hand this 10 day of Feb., 2006.

GRP/AG REO 2005-1, LLC

By:
Its: Joanne DiNardi
Authorized Person

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Joanne DiNardi with whom I am personally acquainted (or proved to me his or her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Person of **GRP/AG REO 2005-1, LLC**, the within named bargainor, and that he or she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 10 day of Feb., 2006.

Notary Public

My Commission Expires:

LAURA HARPER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01HA6062784
QUALIFIED IN SUFFOLK COUNTY
REGISTERED IN WESTCHESTER COUNTY
TERM EXPIRES AUG. 13 2009

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