BOX 13
10857

This instrument was prepared by Regions Bank, 215 Forrest Street, Hattiesburg, MS 39401. The name and address of the new owner and to whom the tax statement should be sent to UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY,
6101 Carnegie Blvd. Ste 360, Charlotte, NC. 28209

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ ~~10.00~~ *102,205.21 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 21 day of September, 2005.

Notary Public

My Commission Expires:
7-25-09

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other goods and valuable considerations, the receipt of which is hereby acknowledged, REGIONS BANK, an Alabama Banking Corporation, ("Grantor"), this date has bargained and sold, and by these presents does transfer and convey unto, UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY, ("Grantee"), the following described real estate situated in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Regions Bank, by Substitute Trustee's Deed of record in Instrument Number 20050519-0056454 Register's Office of Davidson County, Tennessee.

This conveyance is made expressly subject to all current and past due taxes and assessments, and subject to all prior reservations, restrictions, conditions and easements of record, and subject to any roadways or rights-of-way extending into, through, or under said property. Said sale is also subject to any liens and/or rights of redemption belonging to the Internal Revenue Service or the State of Tennessee.

Davidson County DEEDWARR
Recvd: 02/22/06 11:16 3 pgs
Fees:18.00 Taxes:378.16
20060222-0020648

The address of the above-described property is as follows:

668 Huntington Ridge Dr.
Nashville, TN 37211

MAP - PARCEL NUMBERS: 161-6-255

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said part of the second part, his heirs, successors and assigns in fee simple forever. The grantor does hereby covenant with the Grantee, except as above noted, that at the time of the delivery

of this deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

Grantor makes no representations or warranties of any kind or character, expressed or implied, as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected the property and is purchasing the same based on no representations or warranties, expressed or implied, made by Grantor, but on its own judgment.

In Witness Whereof, Regions Bank, has caused this instrument to be executed by its Executive Vice President on this 26th day of September, 2005.

Regions Bank, an Alabama Banking Corporation

By: Morgan McCarty
Its: Executive Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF MISSISSIPPI)

COUNTY OF FORREST)

Personally appeared before me, a Notary Public in and for said County and State, on this 26th day of September, 2005, within my jurisdiction, the within named Morgan McCarty, with whom I am personally acquainted and who upon oath acknowledged herself to be Executive Vice President, of Regions Bank, and that for and on behalf of said corporation and as its act and deed in its said representative capacity he executed the above and forgoing instrument, after first having been authorized by said corporation so to do.

MICHAEL W. PETERS, JR., FORREST COUNTY, MS NOTARY PUBLIC

Notary Public
My Commission Expires: MY COMMISSION EXPIRES MAY 20, 2007

Grantor's Address:
Regions Bank
215 Forrest Street
Hattiesburg, MS 39401

Grantee's Address:
UGIC
6101 Carnegie Blvd Ste 360
Charlotte, NC. 28209

EXHIBIT "A"

Described property located in Davidson County, Tennessee to wit:

Lot Number 4 on the Plan of Huntington Park, Section 5, of record in Book 4660, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.