Davidson County DEEDWARR
Recvd: 03/08/06 09:21 3 pgs
Fees:18.00 Taxes:321.53

20060308-0026717

**After Recording Return To:**
Loan No. 11770583
Service Link LP
4000 Industrial Boulevard
Aliquippa, PA 15001

**This Instrument Prepared By:**
**M. Powell, Esquire BOPR# 5372**
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
**(866) 755-6300**

**Map & Parcel:**
60-03-123

# SPECIAL WARRANTY DEED

**Property Owner:**
TRAM INVESTMENTS, LLC
2903 Kedzie Drive
Murfreesboro, TN 37130

**Send Tax Bills To:**
Tram Investments, LLC
2903 Kedzie Drive
Murfreesboro, TN 37130

**Non-Homestead Property Address:**
144 Oak Valley Drive
Nashville, TN 37207

**Person or Entity Responsible For Payment of Taxes:**
Same as Property Owner

THIS INDENTURE, made this 24 day of Jan, 2006, between WACHOVIA BANK f/k/a First Union National Bank of North Carolina as Trustee for the Registered Holders of Emergent Home Equity Loan Pass-Through Certificates, Series 1997-4, who has appointed Litton Loan Servicing, LP as Attorney-In-Fact, in care of Litton Loan Servicing, LP, 4828 Loop Central Drive, Houston, TX 77081, ("Grantor"), and TRAM INVESTMENTS, LLC, of 2903 Kedzie Drive, Murfreesboro, TN 37130, ("Grantees").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises of real property, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 12, SECTION 1, OAK PARK SUBDIVISION, OF RECORD IN BOOK 3600 PAGE 84, AND AS AMENDED IN BOOK 3864 PAGE 82, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.



OK KG

BEING THE SAME PROPERTY AS CONVEYED FROM ARNOLD M. WEISS, AS TRUSTEE TO WACHOVIA BANK F/K/A FIRST UNION NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE REGISTERED HOLDERS OF EMERGENT HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 1997-4, AS DESCRIBED IN INSTRUMENT NO. 20050816-0096728, DATED 07/26/2005, RECORDED 08/16/2005, IN DAVIDSON COUNTY RECORDS.

***The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.***

**No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.**

PROPERTY ADDRESS: 144 Oak Valley Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

WITNESS the execution of this deed on the day and year first above written.

ATTEST:

**WACHOVIA BANK f/k/a First Union National Bank of North Carolina as Trustee for the Registered Holders of Emergent Home Equity Loan Pass-Through Certificates, Series 1997-4, by Litton Loan Servicing, LP As Attorney-In-Fact**

BY: Stacey Bayley

Its: Stacey Bayley
Vice President

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned, a Notary Public, of the state and county aforesaid, personally appeared Stacey Bayley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ her to be the Authorized Signatory of Litton Loan Servicing, LP As Attorney-In-Fact for WACHOVIA BANK f/k/a First Union National Bank of North Carolina as Trustee for the Registered Holders of Emergent Home Equity Loan Pass-Through Certificates, Series 1997-4, the within named bargainor, and that she as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by ~~himself~~ her as Authorized Signatory.

Witness my hand, and seal, at office, in Houston, Harris County, Texas, this 24 day of Jan, 2006.

MARTHA GARRISON
MY COMMISSION EXPIRES
FEBRUARY 28, 2009

Martha Garrison
Notary Public
My Commission Expires:_____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $86,900.00.

Affiant
LITTON LOAN SERVICING
AGENT

Subscribed and sworn to before me
this 24 day of Jan, 2006.

Martha Garrison
NOTARY PUBLIC
My Commission Expires:_____

MARTHA GARRISON
MY COMMISSION EXPIRES
FEBRUARY 28, 2009