SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Feb, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MORRIS|HARDWICK|SCHNEIDER, 2401 Lake Park Drive, Suite 150, Smyrna, GA 30080 (770) 437-4060

PROPERTY ADDRESS & NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEONARD J. FAWCETT	New Owner	108-12-O-B;92.00
(NAME)	(NAME)	
1349 TIMBER VALLEY DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214		
(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, MORTGAGE GUARANTY INSURANCE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, LEONARD J. FAWCETT, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 191, PHASE I-A, SECTION TWO, HARBORVIEW, OF RECORD IN BOOK 6900, PAGE 758, AND AMENDED IN BOOK 9096, PAGE 764, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Grantor herein by Warranty Deed to be filed simultaneously therewith,* and made subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, all applicable easements, restrictions, liens and building setback lines of record, in the Register's Office of Shelby County, Tennessee. * 20060308-0026844

This is unimproved / improved x property, known as 1349 Timber Valley Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 03/08/06 10:41 2 pgs
Fees:13.00 Taxes:59.20

20060308-0026845

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 said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. 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 our hands this 3rd day of February, 2006.

Witness

MORTGAGE GUARANTY INSURANCE CORPORATION

Kurt J. Armbrust
Assistant Vice President

STATE OF Wisconsin COUNTY OF Milwaukee

Personally appeared before me, Undersigned, Notary Public, Kurt J. Armbrust, in his/her capacity as Asst. Vice President of MORTGAGE GUARANTY INSURANCE CORPORATION, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that he/she is the Asst. Vice President of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 3rd day of February, 2006.

Commission expires: 10/26/08

Notary Public

Sandra Edwards
Notary Milwaukee County, Wisconsin
commissions expires on 10/26/08