Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2083-002
ABM# 0623993273

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

Davidson County DEEDWARR
Recvd: 03/23/06 10:37 3 pgs
Fees:18.00 Taxes:486.55

20060323-0033224

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th day of March, 2006 by ABN AMRO Mortgage Group, INC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Brian J. Moat, Grantee, the following land in Davidson County, Tennessee:

Being Lot No 395 on the Plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ABN AMRO Mortgage Group by Substitute Trustee's Deed filed on April 18, 2005 as instrument number 20050418-0042644 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 7629 Mercer Drive, Hermitage, TN 37076

AssetOne Marketing Group, LLC executed this instrument on behalf of ABN AMRO Mortgage Group, Inc. pursuant to Power of Attorney of record in Instrument Number 20060323003322 3 **said Register's Office.**

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

LINDA PRESTON
ASSET ONE MARKETING GROUP, LLC AS ATTORNEY-IN-FACT FOR
ABN AMRO Mortgage Group, INC

BY: _____
~~President~~ Asset One Marketing Group, LLC.
as Attorney-in-Fact

~~/ATTEST/~~:

_____
~~/Secretary/Treasurer/~~

Acknowledgment

State of Colorado
)ss.
County of Denver

On this day before me, a Notary Public, personally appeared Linda Preston **, to me personally well-known, who acknowledged that he/she is the** CEO ** **, of ABN AMRO Mortgage Group, INC, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.** ** OF ASSET ONE MARKETING GROUP LLC. AS ATTORNEY IN FACT FOR

Witness my hand and seal this 10 **day of** March **,** 2006 **.**

Jackie Avalen
Notary Public

JACKIE AVALEN NOTARY PUBLIC STATE OF COLORADO

My commission expires: 6/5/09

_____
(Seal)

State of Tennessee

County of Robertson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $131,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Can Allen

Affiant

Subscribed and sworn to before me this 16th **day of March, 2006**

Sonya M. Branham

Notary Public)

My commission expires:

11/25/07

(Seal)



Property owner and party responsible for payment of taxes:
Brian J. Moat
7629 Mercer Drive
Hermitage, TN 37076

Parcel #075 11-0 076.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211