Reo/In #36285/0059344150-en
Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 04/06/06 15:45 2 pgs
Fees:13.00 Taxes:380.08
20060406-0040012

STATE OF CALIFORNIA
COUNTY OF ORANGE

The actual consideration or value, whichever is greater, for this transfer is $102,723.00

Kip Adkins, Vice President

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

Notary Public
My commission expires:

MGC1
ELIZABETH D. NGO
COMM. # 1463114
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
COMM. EXP. JAN. 16, 2008
MGC1

08-0512-90731

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Panda J. Adkins	New Owner	52-13-0-B-171
3074 Penn Meade Way	SAME	
Nashville TN 37214		

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WM Specialty Mortgage LLC, by AMC Mortgage Services, Inc, Attorney-in-Fact** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Panda J. Adkins,** unmarried
hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 207, on the Condominium Site Plan of River Glen, Planned Unit Development, Phase IV, Section 4, of record in Instrument Number 20010330-0030661, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to WM Specialty Mortgage LLC by Successor Trustee's Deed, dated November 30, 2005, of record in Instrument Number 20051205-0146016, Register's Office for Davidson County, Tennessee.

This instrument executed by Ameriquest Mortgage Company pursuant to Limited Power of Attorney, recorded simultaneously herewith in Instrument Number 20060406-0040011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3074 Penn Meade Way, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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 my hand this 16th day of March, 2006.

WM Specialty Mortgage LLC by AMC Mortgage Services, Inc, Attorney-in-Fact.

By:
Kip Adkins

Its: Vice-President

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kip Adkins, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of AMC Mortgage Services, Inc, Attorney-in-Fact for WM Specialty Mortgage LLC, the within named bargainor, and that he is authorized by AMC Mortgage Services, Inc to execute this instrument on its behalf and in the capacity stated therein.

Witness my hand in Orange, California, this 16th day of March, 2006.

ELIZABETH D. NGO
COMM. # 1463114
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
COMM. EXP. JAN. 16, 2008

Notary Public

My Commission expires