SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/06 09:27 2 pgs
Fees:13.00 Taxes:425.13

20060418-0043845

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRISTI M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Caudill, et ux	Old Hickory Credit Union	017.00-114.00
(NAME)	(NAME)	
2766 Lower Walker Creek Rd.	P. O. Box 431	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Old Hickory, TN 37138	
(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, WE, REO Management 2004, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Caudill and wife, Christy D. Caudill, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, being Lots 12 & 15 inclusive of the Plan of Union Hill Baptist Church Subdivision, not of record described together according to a survey by N.E. Cummings, Sr., as follows:

Beginning in the center of Lower Walkers Road at the corner of Lots 11 and 12 of said Subdivision, being North 46 degrees 00 minutes East 400 feet North 53 degrees 00 minutes East 150 feet, North 33 degrees 00 minutes East 205 feet from the Northwesterly corner of Lot Number 5 on said subdivision conveyed to Clyde Wilson Darnell and wife, Ellen Biggers Darnell by Deed from Jamie D. Strickland and wife of record in Book 2797, Page 412, Register's office for said County; thence with the center of said road North 46 degrees 00 minutes East 400 feet; thence North 59 degrees 00 minutes East 50 feet to the Westerly boundary line of the Jack Hitt property being 94 feet South of the Northwest corner of said property; thence with said Hitt's western boundary line southerly 620 feet to the corner of Lot Nos. 11 and 12; thence with the line between said two lots northwesterly 458 feet to the beginning.

Being the same property conveyed to REO Management 2004, Inc. by Trustee's Deed from Aaron Squyres, Successor Trustee, dated November 18, 2005, and recorded November 21, 2005, as Instrument No. 200511210140343, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 2766 Lower Walkers Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever claims by, through or under the Grantor, but not 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 29th day of March, 2006.

REO Management 2004, Inc.

By: Integrated Asset Services, Inc., as Attorney-in-Fact

Kathryn L. Berthiaume
Vice President

STATE OF Colorado)

COUNTY OF Denver)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathryn L. Bathum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be V.P. of Integrated Asset Services, Inc., Attorney-in-Fact for REO Management 2004, Inc., the within named bargainor, a corporation, and that he/she as such V.P executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as V.P, and acknowledged he/she did so as the free act and deed of the said REO Management 2004, Inc.

WITNESS my hand and seal, at office, this 29th day of March, 2006.

Elaine Kerley
NOTARY PUBLIC

My Commission Expires: 1-24-08



