Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2083-020
ABN# 200039420

Davidson County DEEDWARR
Recvd: 04/28/06 10:48 4 pgs
Fees:23.00 Taxes:99.90
20060428-0048832

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 24th day of March 2006, by ABN AMRO Mortgage Group.

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

Property located at: 405 Toney Rd., Davidson County, Nashville, TN. 37207, and;

Land in the 12th formerly the 21st Civil District of Davidson County, Tennessee, described partly according to a survey made by Norris H. Hickerson, Surveyor revised June 26, 1951 as follows:

Beginning at a point on the Westerly margin of Toney Road, said point being South 22 degrees West 100 feet from the Southeast corner of the property conveyed to Richard Holder and wife, by deed from M. H. Webb and wife of record in Book 3467 page 601, Register's Office for said County; thence Westerly 150 feet to the Easterly line of the Dennis Lovell property; thence South 0 degrees 45 minutes West 54 feet more or less to a point, North 0 degrees 45 minutes East 331 feet to an iron pin as shown on said survey; thence Easterly 140 feet more or less to the Westerly margin of Toney Road; thence with said Road, North 22 degrees East 50 feet to the beginning.

Being the same property conveyed to Edward Lee Roberts and wife, Charlene Roberts on June 17, 1963 by deed from M.H. Webb and wife, Ida Nell Webb, filed for record in July 19, 1963, in Book 3573, page 316, Register's Office for Davidson County, Tennessee.

The said Edward Lee Roberts having since died on March 20, 2001. The said Charlene Roberts having predeceased Edward Lee Roberts on September 21, 1987. Melvin Bass, Terrie L. Chandler, Anna M. Gardner, and Charles L. Roberts being the sole heirs of property to which is of reference above. The said Charles L. Roberts having since died June 23, 2001.

Further being the same property conveyed to Tamika R. Chandler, unmarried and Anna M. Gardner, by Quitclaim Deed dated June 13, 2002, from Melvin Bass, Terrie J. Chandler, and Anna M. Gardner, which deed is being recorded simultaneously herewith on June 2002 of record in Instrument Number 200206210074900, Register's Office for Davidson County, Tennessee. The said Tamika R. Chandler a/k/a Tamika Chandler. Anna M. Gardner joins in this Deed of Trust for the purpose of conveying and waiving such rights, if any, she may have in and to the said property. The said Anna M. Gardner having no personal liability in connection with the loan to which reference is made herein.

Being the same property conveyed to ABN AMRO Mortgage Group, Inc. by virtue of Substitute Trustee's Deed filed July 18, 2005 as instrument number 20050718-0083342.

Commonly known as: 405 Toney, Nashville, TN 37207

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 her 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.

ABN AMRO Mortgage Group, by its duly authorized attorney in fact, First American REO Servicing.

BY: First American REO Servicing
As Attorney-In-Fact
By Jan Billings
Jan Billings

IT'S: _____

Acknowledgment

State of Colorado

County of Denver **)ss.**

On this day before me, a Notary Public, personally appeared Jan Billings **, to me personally well-known, who acknowledged that he/she is the** Attorney in Fact **, of ABN AMRO Mortgage Group, 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.**

Witness my hand and seal this 24 **day of March 2006.**

Danette L Cary
Notary Public

My commission expires:

_____

(Seal)

DANETTE L. CARY
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 03/13/2007

State of Colorado

County of Denver

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, $27,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

First Ame[illegible]O Servicing
As Att[illegible]n-Fact
By Jan Billings
Affiant Jan[illegible] Billings

Subscribed and sworn to before me this 24 **day of March 2006.**

Danette L Cary
Notary Public

My commission expires:

(Seal)

DANETTE L. CARY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 03/13/2007

Property owner and party responsible
For payment of taxes:
Jillian Etherington
~~**405 Toney**~~ 1817 Jefferson St.
~~**Northeast**~~, **TN 37208**
Nashville

Parcel #070-04-0 153.01

Return to:

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