SPECIAL WARRANTY DEED

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/26/09
(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
JAMES ADKINS	Current Owner	135-14-0-A-257.00
(NAME)	(NAME)	
1077 BLUE MOUNTAIN LANE		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(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, DEUSTCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY, AS TRUSTEE BY RESIDENTIAL FUNDING CORPORATION AS ATTORNEY IN FACT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, JAMES ADKINS, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 257 on the plan of Final Plat of Pinnacle Point Subdivision, a planned unit development, Phase Five, of record in Book 8250, Page 842, amended in Book 11114, Page 958, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete and accurate legal description thereof. Being the same property conveyed to the within named grantor by deed of even date being recorded simultaneously herewith.

Being the same property conveyed to Grantor herein by Substitute Trustee's Deed recorded at Instrument No. 200106050058639, as re-recorded at Instrument NO. 200308110113818, 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 for Davidson County, Tennessee.

unimproved
This is improved x property, known as 1077 BLUE MOUTAIN LANE, ANTIOCH, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 06/09/06 08:09 2 pgs
Fees:13.00 Taxes:597.18
20060609-0068390

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 1 day of May, 2006.

M. Kavanagh
Witness Michelle Kavanagh

DEUSTCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY AS TRUSTEE, BY RESIDENTIAL FUNDING CORPORATION AS ATTORNEY-IN-FACT

Sharmel Dawson-Tyau

STATE OF CA)
COUNTY OF San Diego

I, the undersigned Notary Public of the County and State aforesaid, certify that Sharmel Dawson-Tyau (name) VP (title) of Residential Funding Corporation, as Attorney-in-fact for DEUSTCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY, AS TRUSTEE, personally came before me this day and acknowledged that Residential Funding Corporation, executed the foregoing and annexed instrument for and in behalf of the said DEUSTCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY AS TRUSTEE and that their authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, Davidson County, Tennessee, and that this instrument was executed under and by virtue of the authority given by said instrument granting Residential Funding Corporation, power of attorney.

I do further certify that said Sharmel Dawson-Tyau (name) VP (title) of Residential Funding Corporation, acknowledged the execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said DEUSTCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY AS TRUSTEE.

WITNESS my hand and notarial seal, this the 1 day of May, 2006.

NOTARY PUBLIC
My commission expires _____ [NOTARY SEAL]

MICHELLE MOREY
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008