0008576571

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of May, 2006, by and between, **PMI Mortgage Insurance Company, Inc., by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact,** party of the first part, and **Grover C. Lee, III,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the County of Davidson, State of Tennessee, to wit :

Being Lot No. 10 on the Plan of Covington Place, of record in Plat Book 9700, at Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Property known as **112 Rothwood Court, Madison, Tennessee, 37115**

Parcel No. 052-10B-10.00 CO

This being the same property conveyed to **PMI Mortgage Insurance Company, Inc.,** by Deed of record in Instrument Number 20060613-0070142, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Declaration of Covenants, Conditions, Restrictions, and By-Laws recorded in Book 11289, Page 87 in the Register's Office of Davidson County, Tennessee, and 2006 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

SELECT PORTFOLIO SERVICING, INC Corporate 1989 SEAL UTAH

PMI Mortgage Insurance Company, Inc.

DAVID FRANCIS, DOC. CONTROL OFFICER

by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact

STATE OF UTAH
COUNTY OF SALT LAKE)

Personally appeared before me a Notary Public, DAVID FRANCIS, DOC. CONTROL OFFICER with whom I am personally acquainted , and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the _____ of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 2nd day of May, 2006.

NOTARY PUBLIC

NOTARY PUBLIC
DEBRA REILLY
3815 So. West Temple
Salt Lake City, Utah 84115
My Commission Expires
January 24, 2010
STATE OF UTAH

My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/13/06 10:29 2 pgs
Fees:13.00 Taxes:423.65

20060613-0070143

STATE OF Tennessee
COUNTY OF Sumner

I 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, is $114,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grover C. Lee III
AFFIANT

Subscribed and sworn to before me this the 30 day of May, 2006.

Cheryl M. Traverse
NOTARY PUBLIC

My commission expires: 1-20-08

Property Address:
112 Rothwood Court
Madison, TN 37115

New Owner and Mail Tax Bills to:
Grover C. Lee, III
112 Rothwood Court
Madison, TN 37115

This Instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427

