LN/REO 0100795780/39307
Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/13/06 08:50 2 pgs
Fees:13.00 Taxes:275.65

20060713-0084211

STATE OF California
COUNTY OF Orange

The actual consideration or value, whichever is greater, for this transfer is $74,500.00

Affiant Kip Adkins, Vice President

Subscribed and sworn to before me, this 6th day of July, 2006.

Notary Public C. Young
My commission expires:

C. YOUNG
Commission # 1639640
Notary Public - California
Orange County
My Comm. Expires Feb 18, 2010

08-0602-90782

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Coleman 204 Ensley Avenue Old Hickory TN 37138	Matthew Coleman 204 Ensley Avenue Old Hickory, TN 37138	044-05-0-144 & 044-05-0-145

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 **Matthew Coleman** , 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 Nos. 40 & 41, on the Plan of Rayon City, of record in Book 843, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel L. Newton and wife, Elizabeth A. Newton by deed from Gerald W. Dale, unmarried, dated July 21, 1995, of record in Book 9740, Page 255, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to WM Specialty Mortgage LLC by Substitute Trustee's Deed dated February 16, 2006, of record in Instrument Number 20060307-0025990, Register's Office for Davidson County, Tennessee.

This instrument executed pursuant to Power of Attorney of record 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 204 & 208 Ensley Avenue, Old Hickory, TN 37138

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.

REO/LN 39307/100795780-CY
Witness my hand this 6th day of July, 2006.

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

By: _____
Kip Adkins

Its: Vice-President

AMC MORTGAGE SERVICES, INC. INCORPORATED 2005 DELAWARE

CORPORATE ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

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 she/he is the Vice-President of AMC Mortgage Services Inc., Attorney-in-Fact for WM Specialty Mortgage LLC, the within named bargainor, and that she/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 6th day of July, 2006.

_____
Notary Public C. Young

My Commission expires

C. YOUNG
Commission # 1639640
Notary Public - California
Orange County
My Comm. Expires Feb 18, 2010