SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,900.00

Affiant Debbie Cummings

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2006.

Notary Public Leslie Johnson

MY COMMISSION EXPIRES: 3/2/2010

(AFFIX SEAL)

LESLIE JOHNSON
My Commission Expires
March 2, 2010

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

rt-0546

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Baugher	William L. Baugher	072-14-0-159.00
(NAME)	(NAME)	
2416 North 16th Street	P.O. Box 943	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Bank of New York, as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-SD2 SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO William L. Baugher,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 20 on the Map of G.A. Pickup's Addition of record in Book 974, Page 43, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Bank of New York, as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-SD2 by Trustee's Deed dated December 14, 2005 of record in Instrument No. 20051219-015658, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2416 North 16th Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee William L. Baugher and his/her/their assigns, forever.

Said Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Bank of New York, as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-SD2, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 07/17/06 12:51 2 pgs
Fees:13.00 Taxes:177.23

20060717-0085686

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Bank of New York, as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-SD2, has executed this deed this 23 day of May, 2006.

Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Bank of New York, as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-SD2

By: _____

Debbie Cummings, Assist. Secretary

STATE OF Texas

COUNTY OF Collin

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Debbie Cummings with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Assist. Secretary respectively of the Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Bank of New York, as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-SD2, the within named bargainor, a corporation, and that he/she as such, Assist. Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 2006.

Commission expires: 3/2/2010

_____

Leslie Johnson Notary Public

LESLIE JOHNSON
My Commission Expires
March 2, 2010

RETURN TO:

Resource Title Agency of Tennessee