SPECIAL WARRANTY DEED

P-PMF-06-2733

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $172,500.00

Affiant

Subscribed and sworn to before me this 31st DAY OF July, 2006

Notary Public

MY COMMISSION EXPIRES: 3-22-08

(AFFIX SEAL)

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Acklen	Carol Acklen (NAME)	
2733 Windcrest Trail (ADDRESS)	2733 Windcrest Trail (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch TN 37013 (CITY) (STATE) (ZIP)	150160A00900CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ACCREDITED HOME LENDERS, INC., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CAROL ACKLEN, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 20, Section 1, WINDHAVEN SHORES Subdivision, as shown on plat of record in Instrument Number 20030219002179, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

(a) Being the same property conveyed to CLASSIC HOMES BOS, L.P. by deed (DEEDWARR) from WINDHAVEN SHORES, INC. of record in Deed Instrument 200309300144400 on 09/26/2003 and filed for record on 09/30/2003 , Register's Office for said County.
(b) Being the same property conveyed to LAJUANE ESAW by deed (DEEDWARR) from CLASSIC HOMES BOS, L.P. of record in Deed Instrument 200403010023083 on 02/23/2004 and filed for record on 03/01/2004 , Register's Office for said County.
(c) Being the same property conveyed to ACCREDITED HOME LENDERS INC by deed (DEEDTRS) from ANGELA MARTIN, CO-TRUSTEE of record in Deed Instrument 200605260061972 on 05/18/2006 and filed for record on 05/26/2006 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2733 WINDCREST TRAIL, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEES that we are lawfully seized 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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.

Davidson County DEEDWARR
Recvd: 08/02/06 12:36 2 pgs
Fees:13.00 Taxes:638.25

20060802-0094003

Witness my/our hand(s) this 31st day of July, 2006

Accredited Home Lenders, Inc.

BY: _____
~~President~~ Assistant Vice President

ATTEST: _____
Secretary/Treasurer

California
STATE OF ~~Tennessee~~
COUNTY OF ~~DAVIDSON~~ San Diego

On this the , before me personally appeared William E. Balden, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of Accredited Home Lenders, Inc., the within named bargainor, a corporation, and that he/she as such officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this ~~the~~ 31st day of July 2006.

_____
Notary Public

My Commission Expires: January 16, 2008

(SEAL)

KIM YOUNG
Commission # 1463237
Notary Public - California
San Diego County
My Comm. Expires Jan 16, 2008

RETURN TO:

Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067
Phone: (615)599-9959