Record 2nd

Davidson County DEEDWARR
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Fees:18.00 Taxes:1054.50

20060818-0102100

This instrument prepared by:
Fidelity Residential Solutions
16000 Dallas Parkway, Suite 400
Dallas, TX 75248
493891 200608111
Nate King

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:* Franklin American	*MAP PARCEL NUMBERS*
James C. Yates *(NAME)*	501 Corporate Centre Dr. #400 *(NAME)*	064-08-0-A-060
3304 Misty Winds Lane *(STREET ADDRESS OR ROUTE NUMBER)*	Franklin, TN 37067 *(STREET ADDRESS)*	
Old Hickory, TN 37138 *(CITY) (STATE) (ZIP)*	*(CITY) (STATE) (ZIP)*	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, National Residential Nominee Services Inc. a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 16000 Dallas Parkway, 4th Floor, Dallas, TX 75248, have this day bargained and sold, and do hereby transfer and convey unto the said **James C. Yates and Rebecca R. Yates, husband and wife**

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached "Exhibit A".

STATE OF Davidson
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 285,000.00

Affiant

Subscribed and sworn to before me this the 15th *day of* August 2006

Notary Public Daphne M. Davis

My commission expires: 11-14-09

(Affix Seal)

DAPHNE M. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 3304 Misty Winds Lane, Old Hickory, TN 37138
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 hand this 3rd *day of* August, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

National Residential Nominee Services Inc.

By: _____

Printed Name: Sherri Fowler

Its: Vice President

(Corporate Seal)

STATE OF Texas
COUNTY OF Dallas

Before me, Elizabeth A. Trenary, *a Notary Public of the State and County aforesaid, personally appeared* Sherri Fowler, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* her *self to be* V.P. *of the National Residential Nominee Services Inc., a corporation, the within named bargainor, a corporation, and that* she *as such* Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* her *self as* Vice President.

Witness my hand and official seal, at office in Dallas, Texas, *this* 3 *day of* August, 2006.

Elizabeth A. Trenary *(This area for official notarial seal)*
Notary Public
My Commission Expires: Oct. 29, 2008

NOTARY PUBLIC STATE OF TEXAS
ELIZABETH A TRENARY
My Commission Expires
October 29, 2008

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Section Two, Merritt Downs of record in Instrument No. 20030904-0128443, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to National Residential Nominee Services Inc. by deed from Jessica L. Jimenez of record in Instrument No. 20060818-0102099, said Register's Office.