Record 2nd

REO# 47521-0004858643-DS

Davidson County DEEDWARR
Recvd: 09/25/06 15:00 4 pgs
Fees:23.00 Taxes:166.50

20060925-0118681

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNT-060901304T

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Jeff Kendig	Jeff Kendig	71-12 283.00
(Name)	(Name)	
1143 Old Hickory Blvd.	Same	
(Address)	(Address)	
Nashville, TN 37207	Same	
(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 Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, AMC Mortgage Services, Inc., Attorney in Fact for Wells Fargo Bank Minnesota, NA successor by merger to Norwest Bank Minnesota, NA as Trustee of Salomon Brothers Mortgage Securities, VII, Inc. Asset Backed Certificates Series 1998-AQL under the Pooling and Servicing Agreement dated as of August 1, 1998, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Jeff Kendig, the Grantees herein, their successors, heirs and assigns, that certain unimproved real estate located at 1515 MontgomeryAvenue, Nashville, TN, 37207, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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 in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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 Grantor, by no others.

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 as of the 9-20-2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

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AMC Mortgage Services, Inc., Attorney in Fact for Wells Fargo Bank Minnesota, NA successor by merger to Norwest Bank Minnesota, NA as Trustee of Salomon Brothers Mortgage Securities, VII, Inc. Asset Backed Certificates Series 1998-AQL under the Pooling and Servicing Agreement dated as of August 1, 1998

By: _____
Molly Merchant, Vice President

Title: _____

State of California
County of Orange

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Vice President of AMC Mortgage Services, Inc., Attorney in Fact for Wells Fargo Bank Minnesota, NA successor by merger to Norwest Bank Minnesota, NA as Trustee of Salomon Brothers Mortgage Securities, VII, Inc. Asset Backed Certificates Series 1998-AQL under the Pooling and Servicing Agreement dated as of August 1, 1998, a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in Orange, California, this September 20, 2006.

DIANE STEVENS
Commission # 1413336
Notary Public - California
Orange County
My Comm. Expires Apr 24, 2007

_____
Notary Public Diane Stevens
My Commission Expires: _____

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00

_____
Affiant

Subscribed and sworn to before me this 9-20-2006.

_____
Notary Public

My Commission Expires: _____

ANGELA R. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires June 2009

EXHIBIT A

Lot 4, T. I. WARD RESUBDIVISION OF LOT NOS. 27-34 AND 37-39 IN WILLIAMS AND HAYES COMPANY FOR BELLVIEW PLAN, as shown on plat of record in Plat Book 974, Page 48, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Gwendolyn W. Nance by Warranty Deed from Vera M. Murphy Merriweather and husband, Russell D. Merriweather, recorded on the 1st day of August, 1994 in Deed Book 9422, Page 756, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed by Substitute Trustee's Deed to AMC Mortgage Services, Inc., Attorney in Fact for Wells Fargo Bank Minnesota, NA successor by merger to Norwest Bank Minnesota, NA as Trustee of Salomon Brothers Mortgage Securities, VII, Inc. Asset Backed Certificates Series 1998-AQL under the Pooling and Servicing Agreement dated as of August 1, 1998 as recorded on 9/15/2006 in Instrument number 20060915-0114565 in the Register's office of Davidson County, Tennessee.

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SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.