Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V3213-106
2037393986

Davidson County DEEDWARR
Recvd: 10/26/06 11:46 3 pgs
Fees:18.00 Taxes:249.75
20061026-0132874

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 18th day of September, 2006, by Manufacturers and Traders Trust Co, Grantor, by its duly authorized attorney in fact Select Portfolio Servicing.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Chris Florek, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Block B, on the map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County. Said Lot No. 40 fronts 101 feet on the South side of Dupont Ave. and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Manufacturers & Traders Trust Co. in Decree for Redemption in case no. 04-824-I and filed on April 19, 2006 as instrument number 20060419-0045002.

Commonly known as: 314 Dupont Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Manufacturers and Traders Trust Co by its duly authorized attorney in fact Select Portfolio Servicing

SELECT PORTFOLIO SERVICING, INC Corporate 1989 SEAL UTAH

BY: _____

ITS: CHERYL E. KRUEGER, DOC. CONTROL OFFICER

Acknowledgment

State of UTAH

)ss.

County of SALT LAKE

On this day before me, a Notary Public, personally appeared CHERYL E. KRUEGER, DOC. CONTROL OFFICER **, to me personally well-known, who acknowledged that he/she is the** _____ **of** Select Portfolio Servicing **, a corporation, as attorney-in-fact for Manufacturers and Traders Trust Co, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 18th **day of** September, 2006.

_____

Notary Public

NOTARY PUBLIC
DEBRA REILLY
3815 So. West Temple
Salt Lake City, Utah 84115
My Commission Expires
January 24, 2010
STATE OF UTAH

My commission expires:

_____

(Seal)

State of Tennessee)ss.
County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 67,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th **day of** September, 2006.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My commission expires:

6-27-09
(Seal)

Property owner and party responsible for payment of taxes:
Chris Florek
314 Dupont Avenue
Madison, TN, 37115

Map No. 043-09-0-231.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211