S&K #: 06-cl0510

Davidson County DEEDWARR
Recvd: 01/03/07 12:14 2 pg
Fees:13.00 Taxes:588.30
20070103-0001110

# SPECIAL WARRANTY DEED

THIS DEED, between EMC Mortgage Corporation, organized and existing under the laws of the United States of America hereinafter called Grantor, and Lowran Knight, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 20 on the Plan of Cumberland Station at Wilson Camp RS15, Cluster Lot Subdivision, Section Two, as of record in Plat Book 20020903-0105967, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This legal description is identical with that in Substitute Trustee's Deed recorded in Instrument 20060228-0022855, Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Quit Claim Deed of record in Instrument 20070103-0001109, in said Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

EMC Mortgage Corporation

BY: Mary C. Smith

Title: Assistant Vice President

Wells Fargo Bank, NA successor by merger to
Wells Fargo Home Mortgage, Inc. as
Attorney-in-Fact

STATE OF Maryland
COUNTY OF Frederick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary C. Smith of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. as Attorney-in-Fact for EMC Mortgage Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 18th day of December, 2006.

Notary Public

AYSEM PELLETIER
NOTARY PUBLIC
FREDERICK COUNTY
STATE OF MARYLAND
MY COMMISSION EXPIRES
JUNE 13, 2009

My Commission Expires: 6/13/09

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $159,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 18th day of December, 2006.

Notary Public

My Commission Expires: 9-19-2009

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Address: 1700 Cumberland Station, Madison, TN 37115

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Lowran Knight
1700 Cumberland Station Blvd
Madison, TN 37115

S & K File # 06-cl0510

Map & Parcel - 053-09-0-B-043.00

**THIS INSTRUMENT PREPARED BY:**
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119