SPECIAL WARRANTY DEED

NOTARY PUBLIC AT LARGE

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/18/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Maxwell	Allied Mortgage Group, Inc.	136.10-0B-053.00-CO
4204 River Laurel Trace (ADDRESS)	7 Bala Ave., Suite 108 (ADDRESS)	
Suwanee, GA 30024 (CITY) (STATE) (ZIP)	Bala Cynwyd, PA 19004 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Poplar Financial Services, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhonda Maxwell, & husband, Donald Maxwell HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 36, Unit No. 36A, Condominium Site Plan, Lots 21-40, Section Five, priest Lake Forest of record in Plat Book 5200, page 627, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Poplar Financial Services, LLC, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated July 18, 2006, and recorded July 28, 2006, as Instrument No. 200607280091523, said Register's Office.

unimproved

This is improved ✓ property, known as 3548 Seneca Forest Drive, Nashville, TN 37217
(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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 29 day of JANUARY, 2007.

Poplar Financial Services, LLC

By:

Name:

Title: Joseph M. Perry, Vice President

STATE OF NEW JERSEY NOTARY PUBLIC KATHLEEN M. KNESE

NOTARY PUBLIC
State of New Jersey
KATHLEEN M. KNESE
My Commission Expires Sept. 28, 2011

Davidson County DEEDWARR
Recvd: 02/06/07 08:55 2 pgs
Fees:13.00 Taxes:273.80

20070206-0015227

STATE OF NEW JERSEY)

COUNTY OF CAMDEN COUNTY)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph McCarty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Vice President of Poplar Financial Services, LLC., the within named bargainor, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President.

WITNESS my hand and seal, at office, this 29 day of January, 2007.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
State of New Jersey
KATHLEEN M. KNESE
My Commission Expires Sept. 28, 2011

