Return to:
Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027
File No. 02-0702-45330

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 46,000.00

Bonnie Beathea
Affiant

MATTHEW CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 28th day of February, 2007.

Matthew Crawford
Notary Public
My commission expires: 11-22-2010

Address of New Owner:	Send Tax Bills to:	Tax Information
S.S. Fouche, Trustee 2517 B Herman Street Nashville TN 37208	P.O. Box 145 Ash Flat, AR 72513	092-06-0 702.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Accredited Home Lenders, Inc.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **S.S. Fouche, as Trustee of the Herman Family Trust**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 20, on the Map of Faulconer and Ashcroft's Subdivision of Lots Nos. 18 and 19, Boyd McNairy Tract, as of record in Book 57, Page 121, Register's Office for said County, to which map reference is hereby made for a more complete description.

Being the same property conveyed to Heartland Properties, LLC by Quitclaim Deed from Gwendolyn Yvonne Davis, dated 3/16/04, recorded 3/18/04, of record in Instrument No. 20040318-0030735, said Register's Office.

Further being the same property conveyed to Helen Chamberlain by Quitclaim Deed from Heartland Properties, LLC, dated 3/29/05, recorded 4/12/05, of record in Instrument No. 20050412-0040553, said Register's Office.

Further being the same property conveyed to Accredited Home Lenders, Inc., A California Corporation, by Trustee's Deed from Benjamin T. Jones, Co-Trustee, dated 10/10/06, recorded 10-13-06 for the consideration of $46,000.00, of record in Instrument No. 20061013-0127163, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2517 B Herman Street, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby

Davidson County DEEDWARR
Recvd: 03/12/07 09:33 2 pgs
Fees:13.00 Taxes:170.20
20070312-0029802

covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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 27th day of February, 2007.

Accredited Home Lenders, Inc.,

By: William E. Balden
Its: Assistant Vice President

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William E. Balden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of Accredited Home Lenders, Inc., the within named bargainor, and that he is authorized by Accredited Home Lenders, Inc., to execute this instrument on its behalf.

Witness my hand in San Diego, California, this 28th day of February, 2007.

Notary Public

My Commission expires 8/10/2010

J. ANDERSON
Commission # 1687036
Notary Public - California
San Diego County
My Comm. Expires Aug 10, 2010