Prepared by:

Return To:
MGIC REO Marketing
270 E. Kilbourn Avenue
Milwaukee, WI 53202
MGIC Certificate Number: 20521544
Lender Loan Number: 13128384

Return to:
LandCastle Title, LLC
810 Crescent Centre Drive
Suite 280
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 04/26/07 08:52 3 pgs
Fees:18.00 Taxes:453.25
20070426-0049655

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Patricia A. McCrary and Patty Luna	SEND TAX BILL TO: Patricia A. McCrary and Patty Luna	MAP/PARCEL NUMBERS: 150-03-0-037.00
(Name) 3421 Timber Trail Drive	(Name) Same As New Owner	
(Address) Antioch, TN 37013	(Address)	
(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 Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Patricia A. McCrary and Patty Luna

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

See Exhibit A

This is unimproved ( ) property, known improved (X 3421 Timber Trail Drive, Antioch, TN, 37013.

To have and to hold said real estate, with the appurtenance, 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 and have a good right to convey it.

We further covenant and bind ourselves, our heirs 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, but 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 this 6th day of APRIL, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation

By: _____
Name: THOMAS A. DREW
Its: VICE PRESIDENT

_____ (Seal)
By: _____ (Print name of person signing)
Its: _____ (Title of person signing)

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

(Corporate Seal)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared THOMAS A. DREW, 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 (Title of person signing) of MORTGAGE GUARANTY INSURANCE CORPORATION (Name of Company), 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 Franklin offia this 6 day of APRIL, 2007.

Notary Public
My Commission Expires: 9-12-2010

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

The actual consideration for this transfer is $ 122,500.00.

Subscribed and sworn to before me this 6 day of APRIL, 2007.

Affiant _____

Notary Public _____

My commission expires: 9-12-2010
(Affix Seal)

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 23, PLAN OF THE COUNTRY, SECTION 2, as shown on plat of record in Plat Book 5050, Page 40, 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 JP Morgan Chase Bank, as successor-in-interest to Bank One, National Association, as Trustee of the ACE Securities Corp. Home Equity Loan Trust, Series 2003-NC1 by Trustee's Deed from Aaron Squyres, as Successor Trustee and Chris Gray, as Co-Trustee, recorded on the 4th day of August, 2006 in Instrument No. 20060804-0095223, in the Register's Office of Davidson County, Tennessee.

S.O.T. 200704260049654