Davidson County DEEDWARR
Recvd: 06/22/07 10:57 3 pgs
Fees:18.00 Taxes:170.20
20070622-0074709

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1002-138
Client No. 3270577

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15 day of June, 2007, by Mortgage Electronic Registration Systems, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Kudzu Real Estate, Inc., Grantee, the following land in Davidson County, Tennessee:

The following described real property situated in the County of Davidson, State of Tennessee:

Being the northerly 15 feet of Lot No. 49 and the southerly 28 feet of Lot No. 50, on the Plan of Eastmoreland place, of record in Plat Book 161, page 170, in the Register's Office of Davidson County, Tennessee. Said parts of said lots adjoin and front together 43 feet on the westerly side of meridian Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Mortgage Electronic Registration Systems, Inc. by Substitute Trustee's Deed filed for record November 27, 2006, as instrument number 20061127-0145785, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1316 Meridian Street, Nashville, TN 37207

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 its successors 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.

Mortgage Electronic Registration Systems, Inc. ~~by its duly authorized attorney-in-fact~~

~~Mortgage Electronic~~

BY: _____

Todd Luckey

ITS: LSO

Acknowledgment

State of ~~Tennessee~~ Texas

)ss.

County of Dallas

On this day before me, a Notary Public, personally appeared Todd Luckey, **to me personally well-known, who acknowledged that he/she is the** LSO **of** ~~Mortgage Electronic Registration Systems, Inc., a corporation, as attorney-in-fact for~~ **Mortgage Electronic Registration Systems, Inc., 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 15 **day of June, 2007.**

(SEAL)

KEVIN NAM DAO
Notary Public, State of Texas
My Commission Expires
February 06, 2011

_____

Notary Public

My commission expires: 2-6-11

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, $46,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of June, 2007.

(SEAL)

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Notary Public

My commission expires: 4/28/09

Property owner and party responsible for payment of taxes:
Kudzu Real Estate, Inc.
2020 Fieldstone Parkway, Suite 900-203
Franklin, TN 37069

Map No. 071 15 0 066.00

Return to:

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