Davidson County DEEDWARR
Recvd: 07/03/07 15:36 3 pgs
Fees:18.00 Taxes:425.13

20070703-0079635

| n This Instrument prepared by: | Please send tax notice to the following: |
|---|---|
| US Land Title, LLC, an AL Limited Liability Company | Suntrust Mortgage, Inc. |
| 2100 Southbridge Parkway, Suite 585 | 901 Semmes Avenue |
| Birmingham, AL 35209 | Richmond, VA 23224 |

File # 75005526
REO # 0695935478
Parcel #150 080 107.00
Address: 3512 DOVE CRK RD, ANTIOCH, TN 37013

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WASHINGTON MUTUAL BANK AS SUCCESSOR IN INTEREST TO LONG BEACH MORTGAGE COMPANY BY OPERATION OF LAW., a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Michael Harman,*** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

*an unmarried person

**Please see attached Exhibit "A"**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 17th day of June, 2007.

**WASHINGTON MUTUAL BANK AS SUCCESSOR IN INTEREST TO LONG BEACH MORTGAGE COMPANY BY OPERATION OF LAW.**

Rosa Salgado

By: Rosa Salgado
Its: Vice President

STATE OF California )
COUNTY OF Los Angeles )

Before me, the undersigned authority, MAURICE GOLDBERG notary public of the State and County mentioned, personally appeared Rosa Salgado who, upon oath, acknowledged him/herself to be Vice President of _____, WASHINGTON MUTUAL BANK AS SUCCESSOR IN INTEREST TO LONG BEACH MORTGAGE COMPANY BY OPERATION OF LAW., the within named bargainor, and that he/she as such Vice President, being authorized to do so, executed the foregoing instrument in behalf of WASHINGTON MUTUAL BANK AS SUCCESSOR IN INTEREST TO LONG BEACH MORTGAGE COMPANY BY OPERATION OF LAW. as the Vice President of _____, for WASHINGTON MUTUAL BANK AS SUCCESSOR IN INTEREST TO LONG BEACH MORTGAGE COMPANY BY OPERATION OF LAW. and declared that he/she in his/her capacity as Vice President of _____ WASHINGTON MUTUAL BANK AS SUCCESSOR IN INTEREST TO LONG BEACH MORTGAGE COMPANY BY OPERATION OF LAW.

WITNESS my hand and seal at office this 7 day of JUNE, 2007.

Maurice Goldberg
NOTARY PUBLIC

MAURICE GOLDBERG
Commission # 1685914
Notary Public - California
Los Angeles County
My Comm. Expires Sep 1, 2010

State of Tennessee )
County of Wilson )

The actual consideration for this transfer is $ 114,900.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2007.

Tracey Trumphour
NOTARY PUBLIC

My Commission Expires: 11-28-09

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File No.: 270600356

# EXHIBIT A

BEING Lot No. 398 on the Plan of Somerset Phase I, as shown by plat of record in Plat Book 6900, Page 690 and 691, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Washington Mutual Bank as Successor in Interest to Long Beach Mortgage Company by Substitute Trustee's deed dated April 26, 2007 from Priority Trustee Services of TN, LLC of record in Instrument Number 20070504-0053699, Register's Office for said County.

**ADDRESS OF NEW OWNER:**
**MICHAEL G. HARMAN**
**3512 DOVE CREEK ROAD**
**ANTIOCH, TENNESSEE 37013**