Davidson County DEEDWARR
Recvd: 07/25/07 09:17 4 pgs
Fees:23.00 Taxes:290.45

20070725-0088042

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNT-061202061T
52280/121603583-IH

SPECIAL WARRANTY DEED

		MAP/PARCEL NUMBERS:
		070-13-0-130.00
ADDRESS NEW OWNER(S) AS FOLLOWS: Shonette Williams (Name)	SEND TAX BILL TO: Shonette Williams (Name)	
2005 Rivercliff Dr. (Address)	Same (Address)	
Nashville, TN 37218 (City) (State) (Zip)	Same (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, WM Specialty Mortgage, LLC, Without Recourse, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Shonette Williams, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2005 Rivercliff Drive, Nashville, TN, 37218, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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, by 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 as of the June 19, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

WM Specialty Mortgage, LLC, Without Recourse
By: AMC Mortgage Services, Inc., as its
Attorney-in-Fact

BY: _____

Molly Merchant, Vice President

Its: _____

State of California
County of San Bernardino

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Molly Merchant, 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 AMC Mortgage Services, Inc. (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 office in Rancho Cucamonga, this June 19, 2007.

I. HARGRAVE
Commission # 1714147
Notary Public - California
Orange County
My Comm. Expires Jan 1, 2011

_____
Notary Public
My Commission Expires: _____

State of California
County of San Bernardino

The actual consideration or value, whichever is greater, for this transfer is $ 78,500.00.

_____
Affiant Molly Merchant, Vice President

Subscribed and sworn to before me this June 19, 2007.

I. HARGRAVE
Commission # 1714147
Notary Public - California
Orange County
My Comm. Expires Jan 1, 2011

_____
Notary Public
My Commission Expires: _____

EXHIBIT "A"

BEING THE NORTHEASTERLY 60 FT. OF LOT 15 AND PART OF LOT 16 ON THE MAP OF HALEYS SUBDIVISION AND PART OF BLOCK 5 IN G.T. SHEEGOG'S ADDITION AT BORDEAUX TENNESSEE AS RECORDED IN BOOK 547, PAGE 155, OF THE DAVIDSON COUNTY REGISTER'S OFFICE AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWEST MARGIN OF RIVER CLIFF DRIVE, BEING THE COMMON CORNER OF LOTS 14 AND 15; THENCE IN A NORTHWESTERLY DIRECTION ALONG A LINE DIVIDING LOTS 14 AND 15 A DISTANCE OF 187.0 FEET TO THE NORTHWEST CORNER OF LOT 14; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF LOTS 15 AND 16 A DISTANCE OF 85.15 FEET TO A POINT; THENCE SOUTHEASTERLY 179.6 FEET TO A POINT IN THE NORTHWEST MARGIN OF RIVER CLIFF DRIVE; THENCE SOUTHWESTERLY ALONG THE NORTHWEST MARGIN OF RIVER CLIFF DRIVE A DISTANCE OF 85.4 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO KENNETH L. BUFFORD AND WIFE, ANITA Y. BUFFORD BY WARRANTY DEED FROM BRUCE D. ATKINS AND WIFE, KATHLEEN M. ATKINS, RECORDED ON THE 12TH DAY OF APRIL, 1996 IN DEED BOOK 10013, PAGE 984, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. FURTHER CONVEYED BY SUBSTITUTE TRUSTEES DEED TO WM SPECIALTY MORTGAGE LLC., WITHOUT RECOURSE ON THE 11TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061211-0152605, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.