**Return to: Box 10-B
Cohen & Cohen, Attorneys

Davidson County DEEDWARR
Recvd: 08/21/07 10:41 3 pgs
Fees:18.00 Taxes:370.00

20070821-0099968

This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title, LLC	Coordination Plus, LLC
2100 Southbridge Parkway, Suite 585	P. O. Box 160591
Birmingham, AL 35209	Nashville, TN 37216

File # 75006100
REO # 0729658898
Parcel #052 02 00214.00
Address: 570 NEELYS BEND RD, MADISON, TN 37115

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 **Coordination Plus,**** (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: ** LLC, a Tennessee limited liability company

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 15th day of August, 2007

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

By: HAROLD HOLBROOK
Its: OFFICER

STATE OF FLORIDA)
COUNTY OF DUVAL)

Before me, the undersigned authority, Melonye H. NADEAU notary public of the State and County mentioned, personally appeared HAROLD HOLBROOK who, upon oath, acknowledged him/herself to be OFFICER 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 OFFICER, 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 OFFICER of _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 OFFICER 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 15th day of August, 2007.

Melonye H. Nadeau
NOTARY PUBLIC

MELONYE H. NADEAU
Commission # DD0207560
Expires 8/22/2007
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ 100,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2007.

NOTARY PUBLIC
My Commission Expires: 9-22-2007

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHEASTERLY PART OF LOT NO. 2 ON THE PLAN OF SUBDIVISION OF A PART OF THE CHADWELL TRACK AS OF RECORD IN BOOK 421, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 2 FRONTS 120 FEET ON THE SOUTHERLY MARGIN OF NEELY'S BEND ROAD AND RUNS BACK BETWEEN PARALLEL LINES A DISTANCE OF 544.5 FEET TO A LINE IN THE REAR WHICH MEASURES 120 FEET. BEING THE SAME PROPERTY CONVEYED TO THOMAS THOBE AND WIFE, JANE THOBE BY WARRANTY DEED FROM ELIZABETH WEAVER, UNMARRIED, RECORDED ON THE 19TH DAY OF OCTOBER, 2004, IN INSTRUMENT NO. 20041019-0125646, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The property hereinabove described was acquired by the Grantor by instrument recorded in Book **_____ at Page _____ in the aforesaid County and State.

**Instrument #20070608-0068763

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