Davidson County DEEDWARR
Recvd: 09/11/07 08:22 4 pgs
Fees:23.00 Taxes:384.80

20070911-0108718

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-070801215A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: ANTONIO SALAZAR BAUTISTA	SEND TAX BILL TO: ANTONIO SALAZAR BAUTISTA	MAP/PARCEL NUMBERS: 148-12-0-117.00
(Name) 4735 McBride Road	(Name) 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 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 ANTONIO SALAZAR BAUTISTA, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 4735 McBride Road, Antioch, TN, 37013, 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 Vice President / 8/29/07, 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 as Attorney in Fact

By: _____

Name: Aileen Cabalu, 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 Aileen Cabalu, 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 San Bernardino, this August 29, 2007.

DIANE STEVENS
Commission # 1734947
Notary Public - California
Orange County
MyComm. Expires Apr 24, 2011

_____
Notary Public
My Commission Expires: 8-24-11

State of TENNESSEE
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 104,000.00

Lynda Kaye Jones
Affiant

Subscribed and sworn to before me this 7th day of September, 2007.

_____
Notary Public

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 1/20/09

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.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Debra Heights, Section II, of record in Book 3700, Page 39, Said Register's Office for said County. Said Lot No. 212 fronts 63.59 feet on the westerly side of McBride Road and runs back 144.76 feet on the northerly line and 164.30 feet on the southerly line to a dead line in the rear and measures 123.13. Being the same property conveyed by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee to WM Specialty Mortgage LLC, Without Recourse as recorded on the 16th day of May, 2007 in Instrument No. 20070516-0058750; Quit Claim Deed from Kimberly P. Wilson, unmarried to Kimberly Peacher and husband, Ronald Peacher as recorded on the 5th day of January, 2005 in Instrument No. 20050105-0001873; Quitclaim Deed from Nathaniel J. Wilson, unmarried to Kimberly P. Wilson, unmarried as recorded on the 16th day of September, 1992 in Book 8731, Page 198 and Warranty Deed from Larry S. Kirk and wife, Shirley C. Kirk to Nathanial J. Wilson and wife, Kimberly P. Wilson as recorded on the 3rd day of July, 1984 in Book 6330, Page 868, in the Register's Office of Davidson County, Tennessee.