Prepared by

Return To:
MGIC REO Marketing
270 E. Kilbourn Avenue
Milwaukee, WI 53202
MGIC Certificate Number: 19693896
Lender Loan Number: 7435858469/RFC8678965

Davidson County DEEDWARR
Recvd: 12/31/07 14:33 3 pgs
Fees:18.00 Taxes:444.00

20071231-0149301

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SAMIR SAMAAN and NEVEN YACOUB	SEND TAX BILL TO: SAMIR SAMAAN and NEVEN YACOUB	MAP/PARCEL NUMBERS: 165-13-O-A-;080.00
(Name) 4424 STONEVIEW DRIVE	(Name) 4424 STONEVIEW DRIVE	
(Address) ANTIOCH, TN 37013	(Address) ANTIOCH, TN 37013	
(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 Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

SAMIR SAMAAN and NEVEN YACOUB

their (successors), heirs and assigns, certain real estate in DAVIDSON, Tennessee, as follows:

See Exhibit A

This is unimproved ( ) property, known improved (X 4424 STONEVIEW DRIVE, ANTIOCH, TN, 37013.

To have and to hold said real estate, with the appurtenance, 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 and have a good right to convey it.

We further covenant and bind ourselves, our heirs 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, but 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 this 29 day of NOVEMBER 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation

KURT J. ARMBRUST
ASSISTANT VICE PRESIDENT (Seal)

By: _____ (Print name of person signing)

Its: _____ (Title of person signing)

(Corporate Seal)

STATE OF ~~WISCONSIN~~
COUNTY OF ~~MILWAUKEE~~

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared KURT J. ARMBRUST, 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 ~~ASST. VP~~ (Title of person signing) of MORTGAGE GUARANTY INS. CORP. (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 NOON this 29 day of NOVEMBER, 2007.

Notary Public CHERYL LUEDKE
My Commission Expires: 1/30/11

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

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, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT KURT J. ARMBRUST, ASSISTANT VICE PRESIDENT

Subscribed and sworn to before me this the 29 day of NOVEMBER, 2007

Notary Public CHERYL LUEDKE
My Commission Expires: 1/30/11

EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 508, on the Plan of PEPPERTREE FOREST, SECTION 8, P.U.D., as shown by plat appearing of record in Plat Book 7900, Page 652, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank N.A., as Trustee by Substitute Trustee's Deed dated August 16, 2007, recorded in Instrument No. 20070823-0100915, said Register's Office, and being further conveyed to Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation, by Warranty Deed from The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank as Trustee, dated October 11, 2007, said deed being recorded simultaneously herewith. * 20071231-0149300 ROOC

This conveyance is subject to the following: Declaration of Covenants, Conditons and Restrictions as of record in Book 7982, Page 736, Book 8757, Page 607, amended in Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801 and Book 9664, Page 162; By-Laws as of record in Book 8757, Page 623; Charter of Peppertree Forest Homeowner's Association as of record in Book 8757, Page 639; and , any and all matters as shown on plat of record in Plat Book 7900, Page 652; all in the Register's Office for Davidson County, Tennessee.

Being commonly known as 4424 Stoneview Drive, Antioch, Tennessee 37103