Davidson County DEEDWARR
Recvd: 01/17/08 14:58 3 pg
Fees:18.00 Taxes:440.30
20080117-0005614

This Instrument prepared by:	Please add new owner and send tax notice to the following:
U.S. Land Title, LLC	Rita Phillips
4875 Olde Towne Parkway, Suite 50	1721 Fall Drive
Marietta, GA 30068	Nashville, TN 37207

File # 75009936
REO # 0695953778
Parcel #03209662900
Address: 1721 FALL DR, NASHVILLE, TN 37207

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 **Rita Phillips,** (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:

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 20 day of December, 2007

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

Wendy Knafelc

By: WENDY KNAFELC
Its: VICE PRESIDENT

STATE OF Florida)
COUNTY OF Duval)

Before me, the undersigned authority, Melonye H. Nadeau notary public of the State and County mentioned, personally appeared Wendy Knafelc 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 Attorney in Fact 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 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 20th day of December, 20 07.

Melonye H. Nadeau
NOTARY PUBLIC

MELONYE H. NADEAU
MY COMMISSION # DD674406
EXPIRES: August 22, 2011
1-800-3-NOTARY FL Notary Discount Assoc. Co.

STATE OF Tennessee)
COUNTY OF Rutherford)

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 119,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me before me on the date written above.

3/21/10
My Commision Expires

Christie Perry
Notary Public

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

BEING LOT NO. 112 ON THE PLAN OF TIMBERTRAIL, SECTION 6, OF RECORD IN BOOK 6900, PAGE 263, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE CAN BE MADE FOR A MORE COMPLETE DESCRIPTION.

The property hereinabove described was acquired by the Grantor by instrument recorded in Instrument 20070606-0067418 in the aforesaid County and State.

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