Davidson County DEEDWARR
Recvd: 02/26/08 10:23 3 pgs
Fees:18.00 Taxes:296.00

20080226-0018675

After recording, please return to:
Service Link # 1409350
4000Industrial Blvd
Aliquippa, PA 15001
(Seller loan No. **0691076632**)

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 4 day of December, **2007** by and between **Washington Mutual Bank**, party of the first part, and **Latreice Graham**, unmarried, party of the second part. LaTreice Graham 3874 Crouch Dr. 37207 Nashville, TN 37207

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 625 on the Plan of Phase I of Section V of Haynes Manor Subdivision, as of Record in Book 4460, Page 35, Register's Office for said County.

Said Lot No. 625 fronts 78.00 feet on the Easterly side of Crouch Drive, 39.27 feet on the curb of Crouch Drive and Garrison Drive and 100.00 feet on the North side of Garrison Drive; thence 95.21 feet North to a monument of the Northeast corner of said Lot; thence 76.9 feet West at a point on Crouch Drive.

Being the same property as conveyed from Priority Trustee Services of TN, L.L.C., to Washington Mutual Bank, as described in Deed Instr. #20070531-0064786, Recorded 05/31/2007 in Davidson County Records.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **Davidson** County, Tennessee; current year property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Washington Mutual Bank

By: _____
Printed Name: HAROLD HOLBROOK
Title: OFFICER

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared HAROLD HOLBROOK, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the OFFICER of Washington Mutual Bank., the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of Washington Mutual Bank.

WITNESS my hand, at office, this 4 day of December, 2007.

BRENDA W. OXFORD
MY COMMISSION # DD 724202
EXPIRES: October 11, 2011
Bonded Thru Notary Public Underwriters

Brenda W. Oxford
Notary Public
Brenda W. Oxford

Commission Expiration: 10-11-2011

Prepared By:
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Suite 100
Memphis, Tn 38120
FF14760

Property Address:
3874 Crouch Drive
Nashville, Tennessee 37207

Tax Parcel ID Number: 059 10 0 202.00

Property Owner & Property Address/
Mail Tax Bills To:
Latreice Graham
3874 Crouch Drive
Nashville, Tennessee 37207

State of Florida
County of Duval

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 **$80,000.00,** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant HAROLD HOLBROOK

OFFICER

Subscribed and sworn before me this 4 day of December, **2007.**

Notary Public Brenda W. Oxford

Commission Expiration: 10-11-2011

BRENDA W. OXFORD
MY COMMISSION # DD 724202
EXPIRES: October 11, 2011
Bonded Thru Notary Public Underwriters

This deed is prepared with information provided by the party of the first part without the benefit of a survey, title search or opinion of title pursuant to the parties' request.

F:\USERS\CHRIS\SERVICELINK DEEDS\SWD Graham Latreice.wpd