NEW OWNER

This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title, LLC, an AL Limited Liability Company	Tuan Ken Nguyen
2100 Southbridge Parkway, Suite 585	105 Panamint Dr
Birmingham, AL 35209	Antioch TN 37013

File # 75006022
REO # 0690924188
Parcel #162 03 0 220.00
Address: 105 PANAMINT DR, ANTIOCH, TN 37013

Davidson County DEEDWARR
Recvd: 02/28/08 15:06 3 pgs
Fees:18.00 Taxes:325.60
20080228-0019853

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, **WM Speciality Mortgage LLC, Without Recourse, 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 **Tuan Ken Nguyen,** (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 27th day of February, 2008.

WM SPECIALITY MORTGAGE LLC, WITHOUT RECOURSE

By: HAROLD HOLBROOK
Its: OFFICER

STATE OF FL)
COUNTY OF Duval)

Before me, the undersigned authority, DEVON MISCHLER notary public of the State and County mentioned, personally appeared Harold Holbrook who, upon oath, acknowledged him/herself to be Authorized Signer of WM Speciality Mortgage LLC, Without Recourse, the within named bargainor, and that he/she as such Authorized Signer, being authorized to do so, executed the foregoing instrument in behalf of WM Speciality Mortgage LLC, Without Recourse as the _____ of WM Speciality Mortgage LLC, Without Recourse and declared that he/she in his/her capacity as of WM Speciality Mortgage LLC, Without Recourse

WITNESS my hand and seal at office this 27 day of February, 2008

NOTARY PUBLIC

DEVON D. MISCHLER
MY COMMISSION # DD 583556
EXPIRES: August 10, 2010
Bonded Thru Notary Public Underwriters

State of Florida)
County of Duval)

The actual consideration or value which ever is greater for this transfer is $88,000.00.

Affiant HAROLD HOLBROOK
OFFICER

Subscribed and sworn to before me, this 27 day of February, 2008

NOTARY PUBLIC
My Commission Expires: 8/10/2010

DEVON D. MISCHLER
MY COMMISSION # DD 583556
EXPIRES: August 10, 2010
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 6656, PAGE 727 INSTRUMENT NO. 16203220, BEING KNOWN AS AND DESIGNATED AS LOT NO. 51, APACHE HILLS, SECTION 4, FINLED IN BOOK 4460, PAGE 60 RECORDED 12/21/1997. BY FEE SIMPLE DEED FROM RONALD H. DREW AND THERESA M. DREW, HUSBAND AND WIFE, AS SET FORTH IN BOOK 6656, PAE 727 DATED 09/12/1985 AND RECORDED 0916/1985 DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.