Davidson County DEEDWARR
Recvd: 04/01/08 08:20 3 pgs
Fees:18.00 Taxes:462.13

20080401-0032290

Prepared By + Return To:

Return To:
MGIC REO Marketing
270 E. Kilbourn Avenue
Milwaukee, WI 53202
MGIC Certificate Number: 15942435
Lender Loan Number:

LandCastle Title, LLC
810 Crescent Centre Drive
Suite 280
Franklin, Tennessee 37067

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Laura J. Freyre d/b/a MJ Management Services	SEND TAX BILL TO: Laura J. Freyre d/b/a MJ Management Services	MAP/PARCEL NUMBERS: 119-03; 89.00
(Name) 365 Wimpole Drive	(Name) 365 Wimpole Drive	
(Address) Nashville, TN 37211	(Address) Nashville, TN 37211	
(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

Laura J. Freyre d/b/a MJ Management Services

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

See Exhibit A

This is unimproved ( ) property, known improved (X 365 Wimpole Drive, Nashville, TN, 37211.

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 17 day of MARCH 2008, _____, 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 (Seal)

By: ~~ASST. VICE PRESIDENT~~ (Print name of person signing)

Its: _____ (Title of person signing)

STATE OF WISCONSIN

COUNTY OF MILWAUKEE

(Corporate Seal)

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 ASSISTANT VICE PRESIDENT (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 17 day of MARCH 2008.

_____

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 $ 134,900.00, 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 17 day of MARCH, 20 08

_____

Notary Public CHERYL LUEDKE

My commission expires: 1/30/11

EXHIBIT A

LOT NUMBER 117 ON THE PLAN OF GLENCLIFF ESTATES, SECTION 5 OF RECORD IN PLAT BOOK 2133 PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED FROM DENISE D. GRIFFIN, AS SUBSTITUTE TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION AS RECORDED ON JUNE 14TH, 2007 IN INSTRUMENT #20070614-0071283; AND BY DEED TO JERRY A. MAKERT AS RECORDED IN BOOK 6030, PAGE 432, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, and BEING FURTHER CONVEYED TO MORTGAGE GUARANTY INSURANCE CORPORATION, A WISCONSIN CORPORATION BY SPECIAL WARRANTY DEED DATED SEPTEMBER 24, 2007 FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION, RECORDED DECEMBER 10, 2007 AS INSTRUMENT 20071210-0142521 IN SAID REGISTER'S OFFICE.