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Davidson County DEEDWARR
Recvd: 04/03/08 09:08 3 pg
Fees:18.00 Taxes:636.40

20080403-0033534

Prepared by -

Return To:
MGIC REO Marketing
270 E. Kilbourn Avenue
Milwaukee, WI 53202
MGIC Certificate Number: 11875699
Lender Loan Number: 11875699

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Paula Hernandez	SEND TAX BILL TO: Paula Hernandez	MAP/PARCEL NUMBERS: 136-05: 022.00
(Name) 2509 Bayview Drive	(Name) 2509 Bayview Drive	
(Address) Nashville, TN 37217	(Address) Nashville, TN 37217	
(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

Paula Hernandez

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

See Exhibit A

This is unimproved ( ) property, known improved (X 2509 Bayview Drive, Nashville, TN, 37217.

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 10th 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

_____ (Seal)

By: KURT J. ARMBRUST (Print name of person signing)

Its ASST. VICE PRESIDENT (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. VICE PRESIDENT (Title of person signing) of MORTGAGE GUARANTY INSURANCE CORPORATION (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 MILWAUKEE this 10th day of MARCH 2008

Lorette F. Seidner
Notary Public
My Commission Expires: 2/22/09

LORETTE F. SEIDNER
Notary Milwaukee County, Wisconsin
Commission Expires ___/___/___

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.

BY: _____ Kurt J. Armbrust
AFFIANT Assistant Vice President

Subscribed and sworn to before me this the 10th day of MARCH, 2008.

Lorette F. Seidner
Notary Public
My commission expires: 2/22/09

LORETTE F. SEIDNER
Notary Milwaukee County, Wisconsin
Commission Expires ___/___/___

EXHIBIT A

BEING LOT NO. 40 AS SHOWN ON THE PLAT OF SECTION THREE OF BAYVIEW, OF RECORD IN PLAT BOOK 9700, PAGE 685, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY SUBSTITUTE TRUSTEE"S DEED FROM AARON SQYRES AND BILLY GLASS AS CO-TRUSTEES OF RECORD IN INSTRUMENT #20070822-0100411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER CONVEYED BY SPECIAL WARRANTY DEED TO MORTGAGE GUARANTY INSURANCE CORPORATION, A WISCONSIN CORPORATION OF RECORD IN INSTRUMENT #20071210-0142522, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as 2509 Bayview Drive, Nashville, Tennessee 37217

Tax Parcel No. 136-05-0-022.00