Davidson County DEEDWARR
Recvd: 04/04/08 09:29 3 pgs
Fees:18.00 Taxes:166.50

20080404-0034130

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-080300230A

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>Marvin Cook | SEND TAX BILL TO:<br>Marvin Cook | MAP/PARCEL NUMBERS:<br>80-08;315.00 |
|---|---|---|
| (Name)<br>3222 Hinkle Dr. | (Name)<br>Same as | |
| (Address)<br>Nashville, TN 37218 | (Address)<br>New Owner | |
| (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 Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Marvin Cook, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 3222 HINKLE DRIVE, NASHVILLE, TN, 37218, in DAVIDSON County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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, by 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.

**(Continuation of Special Warranty Deed)**

Witness our hand as of the 20th March, 2008 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE by Citi Residential Lending Inc as attorney ~~in fact~~

By: _____

Name: Everett Kellis

Its: Vice President

State of California
County of San Bernardino

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Everett Kellis who acknowledged to me that she/he is Vice President (Title of person signing) of Citi Residential Lending Inc., (Name of Company), the attorney-in-fact for WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE, and that in its capacity as attorney-in-fact for WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE she/he executed, signed and delivered the above and foregoing instrument after having been authorized by WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 20th day of March, 2008.

LORI MEI YOUNG
COMM. #1707584
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Comm. Expires NOV. 30, 2010

_____
Notary Public
My Commission Expires: NOV. 30, 2010

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

_____
Affiant

Subscribed and sworn to before me this 20th March, 2008

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
KEVANA M. NIXON

_____
Notary Public
My Commission Expires: 9/16/09

RE: 3222 HINKLE DRIVE, NASHVILLE, TN 37218

TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS 2/27/2008

NSR-080300230A
03/20/08 @ 10:24 AM

# EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO -WIT: BEING LOT NO. 7 ON THE PLAN OF BODEAUX HILLS ADDITION, OF RECORD IN BOOK 4460, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO DOROTHY M. JENKINS BY DEED FROM LONER PETTY, DATED MARCH 27, 1997, AND RECORDED ON April 2, 1997, IN BOOK 10402, PAGE 554, IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TN. THIS PROPERTY HEREBY CONVEYED IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4495, PAGE 859, SAID REGISTER'S OFFICE AND TO THE MATTERS SET FORTH IN THE ABOVE REFERENCED PLAN OF RECORD.

Being the same property conveyed to WM Specialty Mortgage LLC, Without Recourse by Trustee's Deed from Dorothy M. Jenkins and Eric Jenkins filed at Instrument 20070924-0113638 on 09/24/2007.