0003808656

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of March, 2008, by and between, **EMC Mortgage Corporation, by Coldwell Banker Residential Real Estate, Inc., as Attorney-in-Fact,** party of the first part, and **Suzette R. Underwood,** unmarried, party of the second part.

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

Land in Davidson County, Tennessee, being Lot No. 51, on the Plan of SECTION FOUR, CHELSEA VILLAGE ADDITION, as shown on plat of record in Plat Book 9700, Page 110, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property Known as: 2937 Split Oak Trail, Antioch, Tennessee, 37013

Parcel Id No.: 149-03-A-94.00 CO

This being the same property conveyed to **EMC Mortgage Corporation**, by Quit Claim Deed of record in Instrument Number 20080502-0044950 in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Easements recorded in Book 8838, Page 542, and Book 9991, Page 914; By Laws recorded in Book 8082, Page 329, and Book 9503, Page 493; Charter recorded in Book 8813, Page 192; Declaration of Covenants, Conditions and Restrictions recorded in Book 8082, Page 329, Book 8083, Page 386, Book 8842, Page 434, Book 9764, Page 334 and Book 10117, Page 532 in the Davidson County Register's office, and 2008 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

EMC Mortgage Corporation

By Coldwell Banker Residential Real Estate, Inc., as Attorney-in-Fact

Ximena Wolf
Asst Vice-Pres

STATE OF FL
COUNTY OF Broward)

Personally appeared before me a Notary Public, Ximena Wolf with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Asst Vice Pres of Coldwell Banker Residential Real Estate, Inc., as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

WITNESS my hand an Official Seal this 12 day of March, 2008.

NOTARY PUBLIC

My Commission Expires: 12/12/08

HOLLY HOKENSTROM
Notary Public - State of Florida
My Commission Expires Dec 12, 2008
Commission # DD 351925
Bonded By National Notary Assn.

Davidson County DEEDWARR
Recvd: 05/02/08 10:04 2 pgs
Fees:13.00 Taxes:481.00

20080502-0044952

STATE OF FL
COUNTY OF Broward

I 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 $130,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ximena Wolf
AFFIANT Asst Vice-Pres

Subscribed and sworn to before me this the 12 day of March, 2008.

NOTARY PUBLIC

My commission expires: 12/12/08

HOLLY HOKENSTROM
Notary Public - State of Florida
My Comm. Expires Dec 12, 2008
Commission # DD 361925
Bonded By National Notary Assn.

Property Address:
2937 Split Oak Trail
Antioch, Tennessee, 37013

New Owner and Mail Tax Bills to:
Suzette R. Underwood
2937 Split Oak Trail
Antioch, Tn 37013

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212