1st

Davidson County DEEDWARR
Recvd: 05/06/08 08:54 3 pg
Fees:18.00 Taxes:608.28

20080506-0046424

Prepared by:
Return To:
MGIC REO Marketing
270 E. Kilbourn Avenue
Milwaukee, WI 53202
MGIC Certificate Number: 24071941
Lender Loan Number: 24071941

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: James Robert Prather	SEND TAX BILL TO: James Robert Prather	MAP/PARCEL NUMBERS: 150-16-O-A; 122.00
(Name) 3509 Portbreeze Pl	(Name) Same as	
(Address) Antioch TN 37013	(Address) 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 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

James Robert Prather

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

See Exhibit A

This is unimproved ( ) property, known improved (X 3509 Portbreeze Place, Antioch, TN, 37013.

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 6th day of MARCH 2008, _____, the corporate party, if any, has caused its name to be signed hereto by its duly authorized officers on said day and date.

Mortgage Guaranty Insurance Corporation
Wisconsin Corporation

_____ (Seal)

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

Its: ASSISTANT V P (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 INS CORP. (Name of Company), a Corporation, the within bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes of said corporation for the purposes therein contained.

Witness my hand and official seal at NOON this 6th day of MARCH 2008

Notary Public CHERYL LUEDKE
My Commission Expires: 1/30/2011

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 $ 164,400.00, 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 6th day of MARCH, 2008

Notary Public CHERYL LUEDKE
My commission expires: 1/30/2011

EXHIBIT A

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 76 ON THE FINAL PLAT OF WINDHAVEN SHORES SECTION FOUR OF RECORD IN INSTRUMENT NO., 200412220152517, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, DATED JULY 26, 2007, OF RECORD IN INSTRUMENT NO. 20070803-0092660 AND FURTHER BEING CONVEYED BY SPECIAL WARRANTY DEED UNTO MORTGAGE GUARANTY INSURANCE CORPORATION, A WISCONSIN CORPORATION, AT INSTRUMENT #200801140004058 ON 01/14/2008, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.