Davidson County DEEDWARR
Recvd: 05/14/08 12:14 5 pgs
Fees:28.00 Taxes:425.50

20080514-0049552

Return To:
RESOURCE TITLE AGENGY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
570128 326524659
Sarah Fiegenbaum

RT5766

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS 073-07-0 053.00
Wiley & Shirley Jackson	New Owner	
2410 Fairbrook Dr		
Nashville, TN 37214		

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, Equifirst Corporation a Corporation organized and exisiting under the laws of the State of North Carolina have this day bargained and sold, and do hereby transfer and convey unto the said WILEY M JACKSON, JR and wife SHIRLEY E JACKSON the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. * in the Register's Office of Davidson County, Tennessee.

*20080222-0017472

STATE OF TN
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 115,000.00

Affiant Paula Beard

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

Notary Public Elaine Eversmeyer

My commission expires: 1.24.09 (Affix Seal)

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 2410 Fairbrook Drive, Nashville, TN 37214
improved ( )

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, have a good right to convey it, and that the same is unencumbered.

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 the grantor.

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 May, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Equifirst Corporation
By Barclays Capital Real Estate, Inc., a Delaware Corporation d/b/a Homeq Servicing attorney in fact

By: _____

Printed Name: Michele M. Curtis

Its: Assistant Secretary

(Corporate Seal)

Acknowledgment

State of _____

)ss.

County of _____

On this day before me, a Notary [redacted]onally appeared _____, to me personally well-known, who acknowledged [redacted]/she is the _____ of Equifirst Corporation, a corporation, and that he/[redacted]fficer, being authorized so to do, has executed the foregoing instrument for the purposes therein co[redacted]d, by [redacted]g the name of the corporation by himself/herself as such officer.

Witness my hand and seal this _____ day of _____.

_____
Notary Public

My commission expires:

_____
(Seal)

Power of Attorney of record in Instrument Number 20080514-0049551
Register's Office for Davidson County, TN

State of California }
County of Sacramento } ss.

On May 6,2008, before me, J. COOK, Notary Public,
personally appeared Michele M. Curtis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature

J. COOK
COMM. # 1703685
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO CO.
EXP. DEC 4, 2010

Exhibit "A"

Lot Number 424 on the Plan of Section Six (erroneously shown as Section Four in prior deed), Sunset View, as of record in Book 2900, Pages 54 and 55, Register's Office of Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Doris M. Maxwell, unmarried, by Installment Deed from Robert J. Smith and wife, Lena R. Smith, dated October 19, 1966 and recorded on October 24, 1966 in Book 4071, page 318, said Register's Office.

Being the same property conveyed to Jenifer Caltagirone, unmarried, by Warranty Deed from Doris M. Maxwell, unmarried, dated October 23, 2006 and recorded on November 2, 2006 in Instrument No. 20061102-0136200, said Register's Office.

Being the same property conveyed to EquiFirst Corporation by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, dated February 15, 2008 and recorded on February 22, 2008 in Instrument No. 20080222-0017472, said Register's Office