Davidson County DEEDWARR
Recvd: 05/20/08 10:56 2 pg
Fees:13.00 Taxes:506.94

20080520-0051676

This Instrument Prepared By:
MERS, Inc./ Accredited Home Lenders
15253 Avenue of Science
San Diego CA 92128

"Maximum principal indebtedness for Tennessee recording tax purposes is $137,010.00"

45177613-1
Recording Requested By &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117
IN2 295981

WARRANTY DEED
TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Teresa D. Henderson
1632 Cumberland Station
Madison, Tennessee 37115

MAIL TAX STATEMENT TO:
Teresa D. Henderson
1632 Cumberland Station
Madison, Tennessee 37115

MAP PARCEL NUMBERS:
Map/Parcel:
053090B00900CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY-SEVEN THOUSAND TEN DOLLARS AND NO/100 DOLLARS ($137,010.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **MERS, Inc. solely as Nominee for Accredited Home Lenders, Inc., a California Corporation** has this day bargained and sold, and does hereby transfer and convey unto the said **Teresa D. Henderson, a married woman**, Grantee herein, its successors and assigns, certain real estate in Davidson County, **Tennessee** as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 9 ON THE PLAN OF CUMBERLAND STATION, SECTION ONE, AS OF RECORD IN INSTRUMENT NO. 200110090109759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD. BEING THE SAME PROPERTY CONVEYED TO SHARON D. SHIPMAN BY DEED DATED MARCH 22, 2002 AND RECORDED MARCH 26, 2002 IN DEED INSTRUMENT NUMBER 20020326-0036569 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Apn: 053090B00900CO

Being the same property conveyed to MERS, Inc. solely as Nominee for ~~Home Lenders, Inc.~~ Accredited Home Lenders, Inc., a California Corporation by Deed from Aaron Squyres & Greg Ivester of record as Instrument No. 20080128-0008718, said Register's Office.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 1632 Cumberland Station, Madison, Tennessee 37115
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors 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 of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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 29th day of APRIL, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MERS, Inc. solely as Nominee for ~~Home Lenders, Inc.~~ Accredited Home Lenders INC., a California Corporation

By: _____
Corporate Officer
N. Glenn Brooks
Printed Name & Title: REO Manager

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF SEMINOLE) ss

Before me, Daniel Vasquez, a Notary Public of the State and County aforesaid, personally appeared N. Glenn Brooks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be REO Manager of **MERS, Inc. solely as ~~Nominee for Home Lenders, Inc.~~ Accredited Home Lenders, Inc., a California Corporation**, the within named bargainor, a corporation organized and operating under the laws of the State of FLORIDA, and that he/she as such _____ executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as _____.

NOTARY STAMP/SEAL

WITNESS my hand and official seal, at office in _____ this 29 day of APRIL, 2006.

NOTARY PUBLIC-STATE OF FLORIDA
Daniel Vasquez
Commission # DD698023
Expires: JULY 23, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

_____
NOTARY PUBLIC
MY Commission Expires: 7-23-11

AFFIDAVIT OF VALUE

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

The actual consideration or value whichever is greater, for this transfer is $137,010.00.

Subscribed and sworn to before me this the 29th day of APRIL, 2006.

(Affix Seal)

_____
Affiant
N. Glenn Brooks
REO Manager

_____
Notary Public
My Commission Expires: 7-23-11

NOTARY PUBLIC-STATE OF FLORIDA
Daniel Vasquez
Commission # DD698023
Expires: JULY 23, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

U45177613-03FJ02
WARRANTY DEED

US Recordings