Davidson County DEEDWARR
Recvd: 07/16/08 09:26 2 pgs
Fees:13.00 Taxes:328.93
20080716-0072593

S&K #: 08-002104

SPECIAL WARRANTY DEED

THIS DEED, between Fremont Investmont and Loan, organized and existing under the laws of the United States of America hereinafter called Grantor, and Stefanie Schultz, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Lot 2, on the Final Subdivision Plat Re-Subdivision of Lots 18, 19, 20, Power & Roth-Madison Park of record in Instrument Number 20011003-0107042, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said property.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20051031-0131150 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20080303-0020878, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Fremont Investmont and Loan
BY: _____
Assistant Vice President

Sandra Hildreth
AVP Default Processing

STATE OF California
COUNTY OF San Bernardino

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandra Hildreth with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of Fremont Investmont and Loan, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

NRO1
SHERI M. KANE
COMM. #1783011
Notary Public - California
San Bernardino County
My Comm. Expires Dec. 2, 2011
LOAN

WITNESS my hand and Official Seal at Office this 15 day of May, 2008.

Notary Public

My Commission Expires: 12/2/2011

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $88,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 27 day of May, 2008.

Notary Public

My Commission Expires: 11/21/10

MITCHEL AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Property Address: 257 Robinwood Avenue, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

~~Stefanie Schultz~~ Fifth Third Mtg. Co.
5001 Kingsley Dr.
Cincinnati, OH 45227

Property Owner Address:
Stefanie Schultz
257 Robinwood Ave.
Madison, TN 37115

S & K File # 08-002104

Map & Parcel - 05201035400

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119