mail to:

THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2008-0560

Davidson County DEEDWARR
Recvd: 12/16/08 10:56 2 pgs
Fees:13.00 Taxes:159.97
20081216-0120423

ADDRESS NEW OWNER
William J. Coyne
8122 Maryland Lane
Brentwood, TN 37027

SEND TAX BILLS TO:
Same

MAP PARCEL
133-06/58.00

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $43,234.00

Affiant

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

Notary Public

My Commission Expires: 7-2-12

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Accredited Home Lenders, Inc.** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **William J. Coyne and Catherine V. Coyne**, husband and wife, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 10 on the Map of D.M. Mincy's Addition to Flatrock, as of record in Book 547, page 24, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Accredited Home Lenders, Inc., its successors and assigns by Trustee's Deed of record in Instrument No. 20080429-0043605, Register's Office of Davidson County, Tennessee.

Subject to all matters appearing on plan of record in Book 547, page 24, Register's Office for Davidson County, Tennessee.

This is improved property known as 3513 Sanford Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. Wherever 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 its hand this, the 11 day of December, 2008

GRANTOR:

Accredited Home Lenders, Inc.

BY: _____

Title: AVP

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared DENISE HARMICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself himself that AVP DENISE HARMICK of Accredited Home Lenders, Inc. the within named bargainor, a corporation, and that DENISE HARMICK as such OFFICER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation herself himself as AVP of said corporation.

Witness my hand and official seal, this the 11 day of OCTOBER, 2008.

Notary Public _____

My Commission Expires: 02/18/2011

(SEAL)

CHRISTIANA JUAREZ
Commission # 1725861
Notary Public - California
San Diego County
My Comm. Expires Feb 18, 2011