STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00.

Subscribed and sworn to before me, this 21st day of November, 2008.

Affiant

My Commission Expires: 9-19-09

Notary Public

JANET TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BOULEVARD, SUITE 130
NASHVILLE, TENNESSEE 37214
2255

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
REYNALDO RODRIGUEZ and wife, BERTHA RODRIGUEZ 2867 LYNCREST NASHVILLE, TN 37214 MAP & PARCEL NO. 096-13-0/119.00	Same Davidson County DEEDWARR Recvd: 02/11/09 13:49 2 pgs Fees:13.00 Taxes:407.00 20090211-0011981

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

REYNALDO RODRIGUEZ and wife, BERTHA RODRIGUEZ,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

That certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit: Being Lot no. 13 on the plan of Twin Lawn, Section Two, of record in Book 2854, page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to United Guaranty Residential Insurance Company by Special Warranty Deed from Federal National Mortgage Association, dated August 17, 2007, and filed of record on 2-11-09, in Instrument No. 20090211-0011980, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *2867 LYNCREST, NASHVILLE, TN 37214*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO

WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 OUR HANDS THIS 19 DAY OF NOVEMBER, 2008.

UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY:

Chris Goodwin

BY: Chris Goodwin

Its: VP

Sandy Watson

BY: Sandy Watson

Its: Asst. Secretary

UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY, INC. CORPORATE SEAL NC

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Goodwin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the VP of United Guaranty Residential Insurance Company, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 19 day of November, 2008.

My Commission Expires:

NOTARY PUBLIC
EMILY Y. WILSON
LEE COUNTY, NC
My Commission Expires 11-21-2011

Emily Y. Wilson
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sandy Watson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Asst. Secretary of United Guaranty Residential Insurance Company, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 19 day of November, 2008.

My Commission Expires:

NOTARY PUBLIC
EMILY Y. WILSON
LEE COUNTY, NC
My Commission Expires 11-21-2011

Emily Y. Wilson
Notary Public