mw

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090055695 DEEDWARR
Recvd: 08/14/09 12:58 2 pgs
Fees:13.00 Taxes:240.50
20090814-0076616

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 2009

Notary Public

MY COMMISSION EXPIRES: 3/20/10 (AFFIX SEAL)

MELINDA M. WRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY Return to:
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9910

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Peden	Mike Peden	073-10-0 037.00
(NAME)	(NAME)	
2609-2611 Morganmead Drive	3507 Central Ave.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Mike Peden, unmarried

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Lot Number 51 on the plan of Moss Rose Estates, as shown on plat of record in Book 4860, Page 112, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Terence L. Gragg, unmarried, by Warranty Deed from John M. Kelly, unmarried, dated February 26, 1997 and recorded February 28, 1997 in Book 10363, Page 201, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated March 26, 2009 and recorded April 13, 2009 in Instrument Number 20090413-0033076, Register's Office for Davidson County, Tennessee, and corrected in Instrument # 20090814-0076615

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2609-2611 Morganmead Drive Nashville 37216
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Mike Peden, and his/her/their assigns, forever.

Said The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F has executed this deed this 29th day of July, 2009

The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F by Select Portfolio Servicing, Inc., fka Fairbanks Capital Corp., Attorney in Fact

by CHERYL E. KRUEGER, DOC. CONTROL OFFICER

STATE OF UTAH

COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared CHERYL E. KRUEGER, DOC. CONTROL OFFICER, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the DOC CONTROL OFFICER of Select Portfolio Servicing, Inc., the Attorney in Fact of said The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F the within named bargainor, and that he/she as such DOC CONTROL OFFICER, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20080612-0060656, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 29th day of July, 2009

My Commission expires: NOTARY PUBLIC JULEE METTERS 5960 So. Wahlquist Lane Murray, Utah 84123 My Commission Expires April 18, 2012 STATE OF UTAH

Julee Metters
Notary Public

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9910