

This instrument prepared by:  
Regions Mortgage  
DBA Union Planters Bank, N.A.  
215 Forrest Street  
Hattiesburg, MS 39401

Inst:0000231560 Date:10/21/2005 Time:12:52  
Doc Stamp-Deed : 0.70  
DC, Brent Thurmond, WAKULLA County B:622 P:05

Property Appraisers Parcel No.

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED made this 8<sup>th</sup> day of June, 2005 by**

**UNION PLANTERS BANK, N. A.,**

**A NATIONAL corporation, hereinafter called Grantor to:**

**RADIAN GUARANTY INC., Radian Services LLC** *W fm BV*

**Hereinafter called Grantee, and whose post office address is:**

**WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms into the Grantee all that certain land situate in WAKULLA County, Florida, viz:**

LOT 18, WOODLAND PARK, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 82 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

TOGETHER WITH A DOUBLEWIDE MOBILE HOME PERMANENTLY AFFIXED THEREON. YEAR: 1992, MAKE: PEACHTREE, VIN#: PSHGA12028A & PSHGA12028B

Property Commonly Known As: 148 Woodland Drive, Crawfordville, FL 32327

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS OF RECORD AND TAXES FOR THE CURRENT YEAR. PARCEL ID # R 13-4S-02W-206-01963-018

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Witnessed By:

*Katie Clark*

Witness Print Name: Katie Clark

*Melissa Duck*

Witness Print Name: Melissa Duck

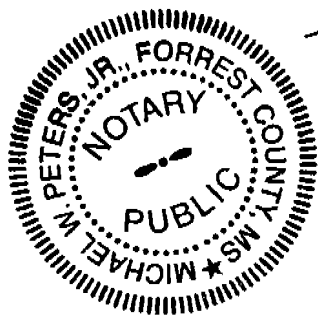


Union Planters Bank, N.A.

By: *Brent Thurmond*  
Its: Vice President

State of Mississippi  
County of Forrest

This Instrument was acknowledged before me this 8<sup>th</sup> day of June, 2005 before me personally appeared Brenda Goff, who acknowledged himself to be Vice President of Union Planters Bank, N. A..



[Signature]  
Notary Public

My commission will expire MY COMMISSION EXPIRES MAY 20, 2007

Unofficial Copy

Inst:0000231560 Date:10/21/2005 Time:12:52  
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DC, Brent Thurmond, WAKULLA County B:622 P:86