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Davidson County DEEDWARR
Recvd: 11/07/00 13:19 2pgs
Fees:11.00 Taxes:318.20
20001107-0110590

PREPARED BY:
THE JONES LAW FIRM
HUNTINGDON, TN 38344-0707

DO NOT PUBLISH
PREPARED WITHOUT
TITLE OPINION

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY-SIX THOUSAND AND NO/100 ($86,000.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, **WELLS FARGO BANK MINNESOTA, N.A.**, hereinafter referred to as GRANTOR, whether singular or plural, has bargained and sold and by these presents do transfer and convey unto **PABLO HERNANDEZ AND MARY ANN HERNANDEZ, HUSBAND AND WIFE**, hereinafter referred to as GRANTEE, whether singular or plural, GRANTEE'S heirs and assigns, the following described tract or parcel of land, lying and being situated in the _____ Civil District of Davidson County, State of Tennessee, more particularly described as follows:

> All that certain parcel of land situate in Nashville, Davidson County, Tennessee, being Lot No. 23 on the Plan of Mullen Valley, Phase II, as of record in Plat Book 6250, page 477, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Description taken from prior deed. The address of the property is known as 2158 Mullen Circle, Nashville, TN 37217.
>
> For source of title, see ~~Deed Book~~ Inst No. 20001030010767 0 ~~, page~~ _____ Register's Office of Davidson County, Tennessee. Map 149-1A, Parcel No. 23, Assessor of Property's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said GRANTEE, GRANTEE'S heirs and assigns, forever. GRANTOR further covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered.

And GRANTOR further covenants and binds GRANTOR'S heirs and representatives to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomsoever, except as to the reservations from and exceptions to warranty when the claim is by, through or under Grantor but not otherwise.

WITNESS GRANTOR'S hand this the 31 day of October, 2000.

MINNESOTA, N.A.

WELLS FARGO BANK

BY: Janice McClure

LITTON LOAN SERVICING, L.P.

TITLE: ATTORNEY-IN-FACT

Janice McClure
Sr. Vice President

STATE OF TEXAS

COUNTY OF HARRIS

I, SANDRA CASTILLE, a Notary Public in and for said County in said State, certify that JANICE McCLURE whose name as V-PRES OF LITTON LOAN SERVICING LP FOR ~~of~~ WELLS FARGO BANK MINNESOTA, N.A., the grantor, is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/her, in his/her capacity as such V.P. and with full authority executed same voluntarily on the day the same bears date.

Given under my hand and seal this the 31st day of October, 2000.

SANDRA CASTILLE
Notary Public, State of Texas
My Commission Expires
FEBRUARY 24, 2003

Sandra Castille

Notary Public

My Commission Expires:

SANDRA CASTILLE
Notary Public, State of Texas
My Commission Expires
FEBRUARY 24, 2003

OATH ATTESTING TO VALUE OF ~~PROPERTY~~

I/we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 86,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Janice McClure

AFFIANT

Janice McClure
Sr. Vice President

Subscribed and sworn to before me this the 31 day of October, 2000.

NOTARY PUBLIC: Sandra Castille

My Commission Expires:

SANDRA CASTILLE
Notary Public, State of Texas
My Commission Expires
FEBRUARY 24, 2003

Name and address of the property owner:
Pablo Hernandez
2158 Mullen Ct
Nashville, TN 37211

Name and address of the person or entity responsible for the payment of the real property taxes:
New Owner