This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 10/11/01 16:10 2pgs
Fees:13.00 Taxes:240.50
20011011-0111257

L&L#1622-27

ADDRESS NEW OWNER:
Jonathan Greg Dugdale
1113 N. Cumberland Street
Lebanon, TN 37087

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP 96-12
GROUP
PARCEL 26

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wells Fargo Financial Tennessee, Inc., a/k/a Wells Fargo Financial** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Jonathan Greg Dugdale, a ½ undivided interest and Marty Penix, a ½ undivided interest**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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

Being Lot No. 27 on the Plan of Hickory Bend Subdivision, Section 1, as of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 75 feet on the southerly margin of Cloverwood Drive and extends back 174.04 feet on the westerly line and 196.26 feet on the easterly line to a broken line in the rear measuring 81.7 feet thereon.

Being the same property conveyed to Wells Fargo Financial Tennessee, Inc., a/k/a Wells Fargo Financial by deed from Scotty G. Adams, Sr. and wife, Cynthia L. Adams dated June 29, 2001, of record in Instrument No. 20010918-0101034, Register's Office for Davidson County, Tennessee.

This is improved property known as 3237 Cloverwood Drive, Nashville, Tennessee 37214. Possession is to be given on date of deed.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that he has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter, shall be charged or encumbered in any manner whatsoever; and,

GRANTOR does further covenant and bind myselves, my 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 claiming by through or under said GRANTEES, **BUT NOT OTHERWISE.**

WITNESS our hands this the 5th day of October, 2001.

Wells Fargo Financial Tennessee, Inc. a/k/a
Wells Fargo Financial

Paul W. Jones, Vice-President

STATE OF IOWA)
COUNTY OF POLK)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Paul W. Jones** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Vice-President of Wells Fargo Financial Tennessee, Inc., a/k/a Wells Fargo Financial,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 5th day of October, 2001.

Michael Arthur
NOTARY PUBLIC

My Commission Expires: _____

MICHAEL ARTHUR
Commission Number 704980
My Commission Expires
September 5, 2003

* * * * * *

STATE OF TENNESSEE)]
COUNTY OF WILSON)]

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of October, 2001.

John M. Lee
NOTARY PUBLIC
My Commission Expires: 2/9/2003