Bk 29

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Ste. 110
Nashville, TN 37214-3614

Map 95-11, Parcel 95

Davidson County DEEDWARR
Recvd: 10/14/02 12:47 3pgs
Fees:18.00 Taxes:296.00

20021014-0125827

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Wells Fargo Home Mortgage, Inc.**, does hereby bargain, sell, transfer and convey unto **Larry Barnes** his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 37 on the Plan of Cloverdale as of record in Plat Book 2133, page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Wells Fargo Home Mortgage, Inc. by Trustee's Deed dated December 19, 2001, and recorded at Instrument No. 20020109-0003611, said Register's Office.

Property address is 407 Wanda Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **Larry Barnes** his heirs and assigns, forever.

Said Grantor 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.

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 executed this deed this 7th day of October, 2002.

WELLS FARGO HOME MORTGAGE, INC.

WELLS FARGO HOME MORTGAGE, INC. CORPORATE SEAL CALIFORNIA

By: Ami L. Curtis

Its: Ami L. Curtis
Assistant Vice President

STATE OF MARYLAND
COUNTY OF Frederick

Before me, the undersigned, of the State and County aforesaid, personally appeared Ami L. Curtis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Assistant Vice President of Wells Fargo Home Mortgage, Inc., the within named bargainor, a corporation, and that he/she as such Ami L. Curtis, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation his himself/herself as Assistant Vice President

Witness my hand and official seal this 7th day of October, 2002.

Notary Public

AMBER TABER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 10, 2005

My Commission Expires:
9/10/05

****

NAME NEW OWNER(S):
Larry Barnes
407 Wanda Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Larry Barnes
Affiant

Subscribed and sworn to before me this 8th day of October, 2002.

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JAN. 25, 2003