47

Prepared by: Return To:
WILLIAM D. CASTLEMAN, ATTORNEY
Suite 112 - Glancy Square
110 Glancy Street
Goodlettsville, TN 37072

New Owner	**Send Tax Bills To**	**Map/Parcel No.**
James Roberts 201 Thompson Lane, Ste #200 Nashville, TN 37211	**Same as New Owner**	**105-11-38** **15W 12055**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 27 day of December, 2002, **WELLS FARGO BANK OF MINNESOTA, N.A.** (hereinafter the **"Grantor"**), and **JAMES ROBERTS,** (hereinafter the **"Grantee"**).

WITNESSETH:

That the said **Grantor**, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00), in hand paid by the **Grantee**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Grantee** forever, all the right, title, interest, claim and demand which **Grantor** has in and to the following described lot, piece or parcel of land, situate, lying and being the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Rains Heights, as of record in Book 2663, page 85, Register's Office for said County.

Said Lot No. 1 fronts 60 feet on the northerly margin of Wingrove Avenue and extends back between lines, 150.5 feet on the easterly line and 166.3 feet on the westerly line which is a broken line, to a rear line measuring 16.4 feet thereon.

Being the same property conveyed to Wells Fargo Bank of Minnesota, N.A. by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee, of record in Instrument No. 20021021-0128818, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 444 Wingrove Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title, interest, lien, equity and claim whatsoever of **Grantor**, to the only proper use, benefit and behalf of **Grantee** forever; and **Grantor** does hereby bind itself, its successors and assigns, to warrant and defend all and singular, the Property unto **Grantee**, and **Grantee's** successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under **Grantor**.

IN WITNESS WHEREOF, the **Grantor** has signed and sealed these presents the day and year first above written.

WELLS FARGO BANK OF MINNESOTA, N.A.

Davidson County DEEDWARR
Recvd: 01/03/03 14:07 2pgs
Fees:13.00 Taxes:155.77
20030103-0001329

BY: _____
Nancy Brownley
Title: Assistant Vice President

STATE OF Maryland)
COUNTY OF Frederick)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nancy Brownley with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Asst. Vice President of the within bargainor, **WELLS FARGO BANK OF MINNESOTA, N.A.,** and that She as such Asst. Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Grantor by himself as Asst. Vice President

WITNESS my hand and official seal at Frederick Co. MD, this the 27 day of December, 2002.

Notary Public

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

My Commission Expires: 9/10/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is $42,100.00.

Affiant

SWORN to and subscribed before me,
this 27 day of December, 2002.

Notary Public

My Commission Expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE