SPECIAL WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE California
COUNTY OF Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

CARMEN DELGADO ASSISTANT SECRETARY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE Feb - 25th 2003

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LORI HENRY
Commission # 1333292
Notary Public - California
Orange County
My Comm. Expires Dec 6, 2005

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Ellis and Elizabeth Ellis	Same	081-15-086.00
(NAME)	(NAME)	
1406 22nd Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE WITHOUT RECOURSE HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN ELLIS AND ELIZABETH ELLIS,** husband and wife HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

unimproved
This is improved ☒ property, known as 1406 22nd Ave., N. Nashville, Tn 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land together, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we GRANTOR further covenants to warrant and forever defend title to the Property to Grantee, its successors, heir, and assigns against the lawful claims of all persons claiming by, through, or under Grantor but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. The said

Witness our/my hands this 25Th Feb. 2003

Option One Mortgage Corporation as Attorney in Fact
for Wells Fargo Bank Minnesota, National Association,
as Trustee, without recourse

By: CARMEN DELGADO

Attest: ASSISTANT SECRETARY

Davidson County DEEDWARR
Recvd: 03/07/03 09:44 3pgs
Fees:18.00 Taxes:55.50

20030307-0030244

STATE OF California

COUNTY OF Orange

Personally appeared before me, the undersigned Notary Public in and for said County, and State. The within named Carmen Delgado for Option One Mortgage Corporation as Attorney in Fact for Wells Fargo Bank Minnesota, National Association, as Trustee without recourse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the with instrument for the purposes therein, contained and who further acknowledged that Assistant Secretary for Option One Mortgage Corporation is the Attorney in Fact for Wells Fargo Bank Minnesota, National Association, as Trustee without recourse, or a constitute of the maker, and is authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Irvine, California, this the 25th day of February, 2003.

Commission expires:

LORI HENRY
Commission # 1333292
Notary Public - California
Orange County
My Comm. Expires Dec 6, 2005

Lori Henry Notary Public

File No.: 11006846

EXHIBIT A

Land in Davidson County, TN, being located in the second ward of the City of Nashville and being the southerly Forth feet of Lot No. 86 in S. A. Champion's Subdivision, of part of the Harding Property. A plan of which subdivision is of record in Book 161, page 132, of the Register's Office for said county.

Said southerly part of Lot No. 86 fronts forty feet on the Easterly side of 22nd Ave. North, formerly Champion Ave. and extends back Easterly, between parallel lines, 154.7 feet to an alley in the rear.

Being the same property conveyed to Jon E. Stark, by Warranty Deed from Leland D. Watts and wife, Winnifred A. Watts, dated 12/8/00, of record in Instrument No. 20001211-0121881, Register's Office for Davidson County, Tennessee. Further conveyed to Wells Fargo Bank Minnesota, National Association, as Trustee with out recourse by Substitute Trustee's Deed dated 9/12/02 and recorded 10/8/02, Register's Office for Davidson County Tennessee. ✱

Property Address:
1406 22nd Ave North
Nashville, Tennessee 37208

✱ 20021008-0122158