Return To:
This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTORNEY
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/22/03 12:40 2pgs
Fees:13.00 Taxes:177.60
20030722-0102477

47

New Owner
Northfork Properties, Inc.
6311 East Valley Rd.
Nashville TN 37205

Send Tax Bills To
Same As New Owner

Map/Parcel No.
Map 43-1
Parcel 85

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 18th day of July, 2003, by **Wells Fargo Home Mortgage, Inc.**, (hereinafter the **"Grantor"**), and **Northfork Properties, Inc.**, (hereinafter the **"Grantee"**).

W I T N E S S E T H:

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, and more particularly described as follows:

LAND in Davidson County, Tennessee, being parts of Lots "O" and "P" in the W. P. Ready Subdivision of Thornton Tract of record in Book 322, Page 70, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of Pierce Avenue 287.8 feet southwesterly from the southerly margin of Lawrence Avenue; thence South 89 degrees 30' East 250 feet to a point; thence North 21 degrees East 60 feet to a point; thence North 83 degrees 09' West 212.5 feet to a point in the easterly margin of Pierce Avenue; thence South 37 degrees 10' West along the easterly margin of said Avenue 100 feet to the point of beginning.

BEING THE SAME PROPERTY conveyed to Wells Fargo Home Mortgage, Inc. by deed from Robert M. Wilson, Jr., as Successor-Trustee of record in Instrument No. 20021104-0134619, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO any and all zoning regulations, building restrictions and setback lines, restrictive covenants, easements, and rights-of-way for public utilities of record.

This is improved property, known as 1407 Pierce Road, Madison, TN 37115.

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**, but not further or otherwise.

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

Wells Fargo Home Mortgage, Inc.

BY: Ami L. Curtis

Name: Ami L. Curtis

Title: Asst. Vice President

Ami Curtis
Assistant
Vice President

CORPORATE SEAL
CALIFORNIA

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEI

STATE OF Maryland)

COUNTY OF Frederick)

Before me, the undersigned, a Notary Public in and for said County and State, 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 herself to be AVP of **Wells Fargo Home Mortgage, Inc.**, the within bargainor, and corporation, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by the said AVP as such AVP.

WITNESS my hand and official seal at Frederick Co., MD, this the 18th day of July, 2003.

Tiphanie J Lewis
Notary Public

TIPHANIE J. LEWIS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 17, 2006

My Commission Expires: 9/17/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$48,000.00**.

Ami L Curtis
Affiant

Ami Curtis
Assistant
Vice President

SWORN to and subscribed before me, this 18th day of July, 2003.

Tiphanie J Lewis
Notary Public

TIPHANIE J. LEWIS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 17, 2006

My Commission Expires: 9/17/06