This instrument prepared by:
Ruth Foran, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

Davidson County DEEDWARR
Recvd: 10/16/03 14:14 3pgs
Fees:18.00 Taxes:227.55
20031016-0153545

File No.: **2041-166736**

CORPORATE
SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirteenth day of October, 2003**, by and between **Option One Mortgage Corporation as nominee for Wells Fargo Bank Minnesota, N.A.**, parties of the first part, and **Marvin Cook**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 458, SECTION III, PLAN OF PARKWOOD ESTATES, as shown on plat of record in Plat Book 3300, Page 31, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20021227-0159726** in said Register's office.

This conveyance is made subject to:
taxes for the year 2003 and thereafter

Parcel ID # **50-15-164.00**
X Improved OR
Unimproved property located at: **3187 Robwood Drive, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

CHRIS GUTIERREZ
Assistant Secretary

Option One Mortgage Corporation as ~~nominee~~ of Wells Fargo Bank Minnesota, N.A.

OPTION ONE MORTGAGE CORPORATION
AS ATTORNEY-IN-FACT

****

Owner's Name: **Marvin Cook**

and Address: ~~3187 Robwood Drive~~ P.O. BOX 148761
Nashville, TN ~~37207~~ 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)

NEW OWNER

State of ~~TN~~

County of ~~Williamson~~

Before me, Ch. Ballon (name of notary public) of the State and County mentioned, personally appeared Chris Gutierrez with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Assistant Secretary (president or other officer authorized to execute the instrument) of **Option One Mortgage Corporation as nominee for Wells Fargo Bank Minnesota, N.A.** the within named bargainor, a corporation, and that such Assistant Secretary (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as Assistant Secretary (president or other officer).

Witness my hand and Seal at office in Irvine, California this ~~Third day~~ 29th of **October, 2003.** September

CH BALLON
Commission # 1420542
Notary Public - California
Orange County
My Comm. Expires May 27, 2007

Notary Public

My Commission Expires:

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$61,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant **CHRIS GUTIERREZ**
Assistant Secretary

Subscribed and sworn to before me this ~~Third day~~ 29th of ~~October~~ September, **2003.**

Notary Public

My Commission Expires: _____

CH BALLON
Commission # 1420542
Notary Public - California
Orange County
My Comm. Expires May 27, 2007