Davidson County DEEDWARR
Recvd: 12/12/03 15:21 3pgs
Fees:18.00 Taxes:48.10

20031212-0178561

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

File No.: **2038-365080**

CORPORATE
SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this **November 10, 2003**, by and between **Wells Fargo Home Mortgage, Inc.**, parties of the first part, and **Anthony Greenlee**, 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 35, BUCHI'S SUBDIVISION OF LOT NO. 30, MCNAIRY'S Subdivision, as shown on plat of record in Plat Book 421, Page 66, 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.: **20021002-0119410** in said Register's office.

This conveyance is made subject to:
taxes for the year 2004 and thereafter

Parcel ID # **096-06-602.00**
X Improved OR
Unimproved property located at: **712 26th Ave. N., Nashville, Tennessee 37203**

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.

Name and Address of the Person Responsible for the Payment of the Real Property Taxes
Anthony Greenlee
712 26th Ave. N., Nashville, Tennessee 37203

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.

Ami L Curtis

Wells Fargo Home
Mortgage, Inc.

****

Owner's Name: **Anthony Greenlee**

and Address: **712 26th Ave. N.**
Nashville, TN 37203

Mail tax bills to, (Person or Agency responsible for payment of taxes)
None

State of ~~TN~~ Maryland
County of Frederick

Before me, Heather N. Lemley (name of notary public) of the State and County mentioned, personally appeared Ami L. Curtis with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be AVP (president or other officer authorized to execute the instrument) of **Wells Fargo Home Mortgage, Inc.** the within named bargainor, a corporation, and that such AVP (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as Ami L. Curtis (president or other officer).

Witness my hand and Seal at office in Frederick, Maryland this 7th day of October 2003.

Heather N. Lemley
Notary Public

My Commission Expires: 8/22/04

HEATHER N. LEMLEY
NOTARY PUBLIC
FREDERICK CO., MD

HEATHER N. LEMLEY
Notary Public, State of Maryland
County of Frederick
My Commission Expires Aug. 22, 2004

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 **$13,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Miranda Pieszchalski
Affiant

Subscribed and sworn to before me this **November 10, 2003.**

Heather N. Lemley
Notary Public

My Commission Expires: 8/22/04

HEATHER N. LEMLEY NOTARY PUBLIC FREDERICK CO. MD

HEATHER N. LEMLEY
Notary Public, State of Maryland
County of Frederick
My Commission Expires Aug. 22, 2004