Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-163
1172001080

Davidson County DEEDWARR
Recvd: 01/08/04 10:21 3pgs
Fees:18.00 Taxes:569.43
20040108-0003099

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 18th day of December, 2003, by SFJV-2002-1, LLC, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Tara L. Hoyt and Richard P. Hoyt, Grantees, the following land in Davidson County, Tennessee:

> **Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Chase Pointe Section Four of record in Book 9700, Page 929, Register's Office for said County. Said Lot No. 27 fronts 37.72 feet on the Southwesterly margin of Jordyn Leigh Court and extends back 222.73 feet on the Northerly line and 300.88 feet on the broken Southerly line to a dead line in the rear, measuring 50.0 feet thereon.**
>
> **Being the same property conveyed to SFJV-2002-1, LLC by Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed on October 31, 2003, as Instrument No. 20031031-0160206, in the records of the Register's Office of Davidson County, Tennessee.**
>
> **Commonly known as: 405 Jordyn Leigh Court, Joelton, TN 37080.**

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Wellsfargo Home Mortgage as attorney-in-fact for SFJV-2002-1, LLC

BY: Nancy Brownley

ITS: Nancy Brownley
Assistant Vice President

Acknowledgment

State of MARYLAND)
)ss.
County of GARRETT)

On this day before me, a Notary Public, personally appeared NANCY BROWNLEY **, to me personally well-known, who acknowledged that he/she is the** ASST. VICE PRESIDENT **of Wellsfargo Home Mortgage, a corporation, as attorney-in-fact for SFJV-2002-1, LLC, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 15 **day of December, 2003.**

Beverly Nicknadarvich
Notary Public

My commission expires:

10/20/2007
(Seal)

BEVERLY NICKNADARVICH
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 20, 2007

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 153900.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Cheryl Mote
Affiant

Subscribed and sworn to before me this 18th day of December, 2003.

Lynda L. King
Notary Public

My commission expires:

(Seal)

LYNDA L. KING
Notary Public At Large
Commission Expires 05-21-2007

Property owner and party responsible
for payment of taxes:
Tara L. Hoyt
405 Jordyn Leigh Court
Joelton, TN, 37080

Map No. 022-02-056.00

Return to:
Same