Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-203
4312567F

Davidson County DEEDWARR
Recvd: 06/28/04 12:38 3pgs
Fees:18.00 Taxes:314.50
20040628-0076391

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 18th day of June, 2004, by Wells Fargo Home Mortgage.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Dion B. Donaldson, Grantee, the following land in Davidson County, Tennessee:

Situate in Davidson, State of Tennessee, and being further described as: Land in Davidson County, Tennessee, being Lot Number 119 on the Plan of Bellshire Terrace, Section 2, as of record in Book 6250, Page 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being that same property conveyed to Wells Fargo Home Mortgage, Inc., by Substitute Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed October 7, 2003, as Instrument No. 20031007-0147884, in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as:1428 Tempany Court, Nashville, TN 37207

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 Grantee and unto her heirs and assigns forever.

Grantor covenants that it is seized 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.

Wells Fargo Home Mortgage, Inc.

MELANIE BYCROFT
Vice President Loan Documentation

Acknowledgment

State of Iowa

County of Polk)ss.

On this day before me, a Notary Public, personally appeared Melanie Bycroft, **to me personally well-known, who acknowledged that he/she is the** Vice President, **of Wells Fargo Home Mortgage, 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 by himself/herself as such officer.**

Witness my hand and seal this 18th **day of June, 2004.**

Mark Van Beek
Notary Public

My commission expires:

(Seal)

MARK VAN BEEK
Commission Number 724982
My Commission Expires
October 13, 2006

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, $ 85,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dion B. Donaldson
Affiant

Subscribed and sworn to before me this 24th day of June, 2004.

Mary Jayne Masters
Notary Public

My commission expires:

_____
(Seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Property owner and party responsible for payment of taxes:
Dion B. Donaldson
1428 Tempany Ct.
Nashville TN 37207

Parcel #050-04-0-041.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211