Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2019-127
00005070057

Davidson County DEEDWARR
Recvd: 09/07/04 16:03 3pgs
Fees:18.00 Taxes:384.43
20040907-0108034

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 31st day of August, 2004, by Wachovia Bank N.A., F/K/A First Union successor by merger.

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

All that parcel of land in City of Madison, Davidson County, State of Tennessee as more fully described in deed book 11470, page 739, being known and designated at Lot 100, Kemper Heights, Section One, filed in plat book 2332, Page 65 & 66 recorded 08/30/55.

Being the same property conveyed to Wachovia Bank, N.A. by Substitute Trustee's Deed from Arnold M. Weiss as Substitute-Trustee, filed for record April 21, 2004 as instrument number 20040421-0045378, Registers Office for Davidson County, Tennessee.

Commonly known as:404 Kemper Drive North, Madison, TN 37115

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 his 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.



Wachovia Bank N.A., F/K/A First Union successor by merger

BY: Edwin F. Slavin
Edwin F. Slavin
Vice President

Acknowledgment

State of Florida
)ss.
County of Duval

On this day before me, a Notary Public, personally appeared Edwin F. Slavin, **to me personally well-known, who acknowledged that he/she is the** Vice President, **of Wachovia F/K/A First Union successor by merger, 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 31st **day of August, 2004.**

Dale G. Bowden
Notary Public

My commission expires:

Dale G. Bowden
MY COMMISSION # DD117814 EXPIRES
May 14, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

(Seal)

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, $ 103,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stacey Palmer
Affiant

Subscribed and sworn to before me this 31st day of August, 2004.

Mary Jayne Marshall
Notary Public

My commission expires:

(Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Commission Expires SEPT 28, 2007

Property owner and party responsible for payment of taxes:
Michael Hill
404 Kemper Dr. N
Madison, TN 37115

Parcel #042-09-0 027.00

Return to:

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