Return to:
Mooreland Title Company, L.L.C.
700 Craighead Street
Suite 107
Nashville, TN 37204

This instrument prepared by:
Brenda Lehman
an employee of First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-550698**

Davidson County DEEDWARR
Recvd: 11/15/04 10:26 3pgs
Fees:18.00 Taxes:303.40
20041115-0136649

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this 29th **day of** October, **2004**, by and between **Wells Fargo Bank Minnesota, National Association, as Trustee under the applicable agreement, without recourse**, parties of the first part, and **Kippine Smith**, 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 **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 7B, of the Zone Lot Division of Lots 6-10 on the Plan of LAKESIDE WOODS ESTATES, SECTION ONE, as shown on plat of record in Plat Book 6200, Page 213 and amended in Plat Book 6250, Page 854, 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 Wells Fargo Bank Minnesota, National Association, as Trustee under the applicable agreement, without recourse by Substitute Trustee's Deed dated June 3, 2004 and recorded June 18, 2004 in Instrument No. 20040618-0072243 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **086-10-108.00**
X Improved OR
Unimproved property located at: **3324 Lakeside Place, Hermitage, Tennessee 37076**

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.

Wells Fargo Bank Minnesota, National Association, as Trustee under the applicable agreement, without recourse

Shantez Butler

By: Shantez Butler, Option One Mortgage Corp, as Attorney in fact, Assistant Secretary

****

Owner's Name: **Kippine Smith**

and Address: **3324 Lakeside Place**
Hermitage, TN 37076

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Franklin Financial
2150 North First St.
San Jose CA 95131

State of Florida

County of ~~Davidson~~

Before me, **the undersigned authority, notary public** in and for said State and County , personally appeared **Shantez Butler** who upon oath, acknowledged him/herself to be **Assistant Secretary** of **Option One** a California corporation, which is the attorney-in fact for Wells Fargo Bank Minnesota, National Association, the within named bargainor, and that he/she as such **Assistant Secretary** being authorized to do so, executed the foregoing instrument in behalf of Wells Fargo Bank Minnesota, National Association as the Assistant Secretary of Option One, its attorney-in-fact, and declared that he/she in his/her cpacity as **Assistant Secretary** of Option One, executed the same as the free act and deed of Wells Fargo Bank Minnesota, National Association.

Witness my hand and Seal at office in this 29th **day of** October, **2004.**

Notary Public

LUANNE BECKER
Notary Public - State of Florida
My Commission Expires Aug 8, 2008
Commission # DD 107915
Bonded By National Notary Assn.

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 **$82,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th **day of** October, **2004.**

Notary Public

STEPHANIE M. DUNCAN
NOTARY PUBLIC AT LARGE
My Comm. Exp. Nov. 25, 2006
DAVIDSON COUNTY, TN

My Commission Expires: 11-25-06