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

File No.: **0010136307**

Davidson County DEEDWARR
Recvd: 11/23/04 11:14 3pgs
Fees:18.00 Taxes:96.20
20041123-0140301

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this 9TH **day of November, 2004**, by and between **Wells Fargo Bank Minnesota, National Association, as Trustee, without recourse**, parties of the first part, and **Richard Burger and Sarah Burger**, 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:

Land in Davidson County, Tennessee, being the westerly half of Lot. No. 11 on the Plan of Trinity Heights, as of record in Book 161, Page 38, Register's Office of said County. Said part of Lot No. 11 fronts 50 feet on the northerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wells Fargo Bank Minnesota, National Association, as Trustee, without recourse by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C. dated February 12, 2004 and recorded March 9, 2004 in Instrument No. 20040309-0026655 in the Register's Office of 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 # **71-11-107**
X Improved OR
Unimproved property located at: **343 Marshall Ave, Nashville, Tennessee 37207**

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.

66486

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, without recourse

Shantez Butler

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

****

Owner's Name: **Richard Burger and Sarah Burger**

and Address: **343 Marshall Ave**
Nashville, TN 37207

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Richard & Sarah Burger
2005 Rosecliff Dr.
Nashville, TN 37206

State of

County of

Before me, **the undersigned authority, notary public** in and for said State and County, personally appeared **Shantez Butler** who upon oath acknowledged hime/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 capacity 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 this **day of November, 2004.**

KEITH CLARY
Notary Public - State of Florida
My Commission Expires Apr 3, 2007
Commission # DD199485
Bonded By National Notary Assn.

Notary Public

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 **$26,000.00** 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 16th **day of November, 2004.**

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3-10-07