Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-209
1170006069

Davidson County DEEDWARR
Recvd: 12/07/04 12:33 3pgs
Fees:18.00 Taxes:251.23
20041207-0145689

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 28th day of September, 2004, by SFJV-2002-1, LLC, Grantor, by its duly authorized attorney in fact, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage.

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

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit: Being Lot Number 306 on the Plan of Joywood Heights, Section II, as of record in Plat Book 1130, Pages 92 and 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to SFJV-2002-1, LLC by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee filed on September 24, 2003, as instrument number 20030924-0141809 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2607 Woodyhill Drive, 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.

SFJV-2002-1, LLC, by its duly authorized attorney in fact, Wells Fargo Bank N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

BY: _____
Ami Curtis
Assistant
Vice President

Acknowledgment

State of Maryland
)ss.
County of Frederick

as of record in Inst# 20040503-0049837

On this day before me, a Notary Public, personally appeared Ami L. Curtis, **to me personally well-known, who acknowledged that he/she is the** Asst. VP **of Wells Fargo Bank, N.A. successor by merger to Wells Fargo 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 29th **day of September, 2004.**

_____
Notary Public

My commission expires:

_____
(Seal)

CINDY L. MOLDOVAN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 30, 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, $ 67,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary C. [signature]
Affiant

Subscribed and sworn to before me this 29 day of September, 2004.

Cindy L Moldovan
Notary Public

CINDY L. MOLDOVAN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 30, 2006

My commission expires:

_____
(Seal)

Property owner and party responsible for payment of taxes:
Bertha J. Bohannon
2607 Woodyhill Dr.
Nashville, TN 37207

Map No. 071-04-0 047.00

Return to:

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