Davidson County DEEDWARR
Recvd: 02/04/05 14:13 3 pgs
Fees:18.00 Taxes:368.15

20050204-0013404

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-551
PAS Loan# 1175002169A

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20th day of January 2005, by SFJV-2003-1, LLC, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Vladan Seidl and ~~Sheila~~ SHEILA Seidl, husband and wife, Grantees, the following land in Davidson County, Tennessee:

Being Lot Number 277 on the Plan of Final PUD Plan Phase V-A, Jackson's Retreat, of record in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description. *

Commonly known as: 1120 Jacksons Valley Road, Hermitage, TN 37076.

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 Grantees and unto their 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.

*Being the same property conveyed to Single Family Joint Venture 2003-1, LLC by Trustee's Deed from Wilson & Associates, P.L.L.C. as Successor-Trustee of record in Instrument No. 20050204-0013403, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

SFJV-2003-1, LLC, by its duly authorized attorney in fact, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

BY: _____ Ami L. Curtis
Assistant Vice President

IT'S: AVP

Acknowledgment

State of Maryland
County of Frederick) **ss.**

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** AVP **of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., a corporation, as attorney-in-fact for SFJV-2003-1, 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 20 **day of January 2005.**

_____
Notary Public

AMBER TABER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 10, 2005

My commission expires:

9/10/05
(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, $99,500.00 which amount is equal to 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 20th day of January 2005.

Notary Public

My commission expires: 1/28/06

MATTHEW L. SELLINGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

(Seal)

Property owner and party responsible for payment of taxes:
Vladan and Shelia Seidl
1120 Jacksons Valley Road
Hermitage, TN, 37076

Map No. 086-08-052.00

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