return to: Jack Case Wilson Title Assoc.
7100 Executive Center Dr., #150
Brentwood, TN 37027

B-4423

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-337
PAS Loan# 1173000197

Davidson County DEEDWARR
Recvd: 03/07/05 08:35 3 pgs
Fees:18.00 Taxes:179.45

20050307-0024547

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th day of February 2005, by REO Management 2002 Inc., Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Dale H. and Susan R. Miller, husband and wife, Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 203 on the Plan of Joywood Heights, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in the above description but specifically excluded from this conveyance is that portion of subject property conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 6019, page 957, Register's Office for said County, described as follows:

Beginning at a point, being Southeastern corner of property belonging to Thomas J. Escue, et ux., said point being common to parcel 99 on Map 71-8, as recorded in Book 73, page 302, Register's Office for said County; thence Westerly along the existing Northern right-of-way line of East Trinity Lane bearing North 84 degrees 01 minutes 26 seconds West 60 feet, more or less, to a point; thence Northerly along the existing Eastern right-of-way line of Overby Road, bearing North 5 degrees 16 minutes 34 seconds East 70.3 feet, more or less, to a point; thence Easterly with a curve to the left of radius 25 feet, 39.6 feet more or less, to a point; thence in a straight line, bearing 2 84 degrees 01 minutes 256 seconds East 34.7 feet, more or less, to a point on the common property line of parcels 98 and 99 on Map 71-8; thence along said property line, bearing South 5 degrees 58 minutes 34 seconds West 5 feet, more or less, to the point of beginning.

Being the same property conveyed to SFJV-2002-1, LLC by Trustee's Deed from Wilson & Associates, PLLC as Successor-Trustee, filed for record August 9, 2004 as instrument number 20040809-0095816, Registers Office for Davidson County, Tennessee. AND FURTHER CONVEYED TO GRANTOR BY INSTRUMENT OF RECORD IN INSTRUMENT NO. # , RODC, TN.
Commonly known as: 415 East Trinity Lane, Nashville, TN 37207.

20050307-0024546

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.

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

REO Management 2002 Inc., 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

Ami L. Curtis

IT'S: Assistant Vice President

Acknowledgment

State of Maryland
) ss.
County of Frederick

On this day before me, a Notary Public, personally appeared Ami 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 REO Management 2002 Inc., 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 10 **day of February 2005.**

Shanon Pedrick
Notary Public

My commission expires:

1/11/2009

(Seal)

SHANON PEDRICK NOTARY PUBLIC FREDERICK COUNTY, MD

SHANON PEDRICK
Notary Public
Frederick County
MARYLAND
My Commission Expires January 11, 2009

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, $48,500.00 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 11th day of February 2005.

Notary Public

My commission expires:

4/16/06

(Seal)

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Property owner and party responsible for payment of taxes:
Dale and Susan Miller
415 East Trinity Lane
Nashville, TN, 37207

Map No. 071-08-0 098.00

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