Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2071-068

Davidson County DEEDWARR
Recvd: 03/07/05 09:39 3 pgs
Fees:18.00 Taxes:277.50
20050307-0024623

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 9th day of February 2005, by Wachovia Bank, N.A. as trustee, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Ross K. Krutsinger and Michelle A. Krutsinger, Grantees, the following land in Davidson County, Tennessee:

Situate in Davidson County, Tennessee and being more particularly described as follows: Being Lot 11, McCarn Subdivision, as recorded in book 2854, page 121, register's office, Davidson County, Tennessee. Subject to Restrictions of record in Book 3129, page 458, in the Register's Office for Davidson County, Tennessee. Subject to a 60 foot building line, 15 foot public utility easement and 5 foot dedication of R.O.W. along the front line of record in Book 2854, page 121, said Register's Office. The above legal description being the same as the last deed of record, no boundary survey having been made at the time of this conveyance. Parcel #8307-0-64.00.

Being the same property conveyed to Robert S. Lloyd and wife, Rose Marie Lloyd, as tenants by the entirety, by deed from Lamont Jordan, unmarried, dated January 31, 1994 and recorded February 1, 1994, and recorded in Book 9237 at Page 745, in the Register's Office for Davidson County, Tennessee. Robert Smith Lloyd died on March 14, 2000, leaving Rose Marie Lloyd as the surviving tenant.

Being the same property conveyed to Wachovia Bank, N.A., by Trustee's Deed from Christopher L. Palmer, successor trustee, filed for record January 11, 205 as instrument number 20050111-0003902, Registers Office for Davidson County, Tennessee.

Commonly known as: 814 McCarn Street, Nashville, TN 37206.

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.

Wachovia Bank, N.A. as trustee, by its duly authorized attorney in fact, Coldwell Banker Residential Real Estate, Inc.

BY: _____

IT'S: JANE GUYETTE. VICE PRESIDENT

Acknowledgment

State of CALIFORNIA

County of SAN DIEGO

On this day before me, a Notary Public, personally appeared JANE GUYETTE. VICE PRESIDENT, **to me personally well-known, who acknowledged that he/she is the** JANE GUYETTE. VICE PRESIDENT **of Coldwell Banker Residential Real Estate, Inc., a corporation, as attorney-in-fact for Wachovia Bank, N.A. as trustee, 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 9 **day of February 2005.**

_____
Notary Public

GENA C. ROTTER
Comm. #1407969
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires March 28, 2007

My commission expires:

_____

(Seal)

GENA C. ROTTER
Comm. #1407969
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires March 28, 2007

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, $75,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Debra L Murphy

Affiant DEBRA L. MURPHY
REO SPECIALIST

Subscribed and sworn to before me this 9 **day of February 2005.**

Gena C. Rotter

Notary Public

My commission expires:

(Seal)

GENA C. ROTTER
Comm. # 1407969
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires March 28, 2007

Property owner and party responsible for payment of taxes:
Ross and Michelle Krutsinger
814 McCarn Street
Nashville, TN, 37206

Map No.

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