This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
420646 6670455
Sarah Fiegenbaum

Davidson County DEEDWARR
Recvd: 03/07/05 14:04 4 pgs
Fees:23.00 Taxes:148.00

20050307-0024791

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
Billie Byrd	Same	*83-01-10.00*
(STREET ADDRESS OR ROUTE NUMBER)	*(STREET ADDRESS)*	
P.O. Box 110150 Nashville, TN 37222-0150		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Wachovia Bank of Delaware, National Association a National Banking Association organized and exisiting under the laws of the United States of America have this day bargained and sold, and do hereby transfer and convey unto the said Billie Byrd

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF
COUNTY OF DAVIDSON *The actual consideration or value whichever is greater, for this transfer is $* 40,000.00

Affiant Billie Byrd

Subscribed and sworn to before me this the 3rd *day of* March, 2005

My commission expires: *Notary Public*

(Affix Seal)

J. WAYNE MAYO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 1202 Laurent Street, Nashville, TN 37206
improved (x)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 2nd *day of* March, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wachovia Bank of Delaware, National Association

By: Shallina Hudson

Printed Name: Shallina Hudson

Its: Assistant Vice President

(Corporate Seal)

WACHOVIA BANK OF DELAWARE NATIONAL ASSOCIATION CORPORATE SEAL

STATE OF NC
COUNTY OF Wake

Before me, Mae Harrington, *a Notary Public of the State and County aforesaid, personally appeared* Shalina Hudson *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* her *self to be* AVP *of the Wachovia Bank of Delaware, National Association, a national banking association, the within named bargainor, a national banking association, and that* _____ s *he as such* AVP *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the association by* her *self as* AVP.

Witness my hand and official seal, at office in Wake County, North Carolina, *this* 2 *day of* March, 2005.

Mae Harrington

(This area for official notarial seal)

Notary Public
My Commission Expires:

OFFICIAL SEAL
Notary Public - North Carolina
MAE HARRINGTON
Wake County
My Commission Expires Aug. 25, 2007

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 150 FEET OF LOT NO. 32 ON THE PLAN OF NASHVILLE TRUST COMPANY'S SUBDIVISION OF THE TIM H. MOORE'S SUBDIVISION, OF RECORD IN BOOK 843, PAGE 79, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 32 FRONTS 50.0 FEET ON THE WESTERLY MARGIN OF LAURENT STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 150.0 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO WACHOVIA BANK OF DELAWARE, NATIONAL ASSOCIATION, BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, LLC, AS SUBSTITUTE TRUSTEE, DATED SEPTEMBER 30, 2004, RECORDED OCTOBER 8, 2004 AS INSTRUMENT NO. 20041008-0121947, REGISTER'S OFFICE FRO DAVIDSON COUNTY, TENNESSEE.