Box 5

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
427669 6160760
Sarah Fiegenbaum

Davidson County DEEDWARR
Recvd: 03/16/05 08:32 3 pgs
Fees:18.00 Taxes:322.64
20050316-0028648

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		24-8.00
Joshua P. Morrison	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
4980 Brick Church Pike Goodlettsville, TN 37072		

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, N.A. a National Banking Assoication 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 Joshua P. Morrison *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* $ 87,200.00

Affiant

Subscribed and sworn to before me this the 14th *day of* March 2005.

Notary Public

My commission expires:

(Affix Seal)

WAYNE THOMAS 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 4986 Brick Church Pike, Goodlettsville, TN 37072
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, N.A.

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* Shallina 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, N.A., *a national banking association, the within named bargainor, an 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 office, *this* 2nd *day of* March, 2005.

Mae Harrington

Notary Public
My Commission Expires:

(This area for official notarial seal)

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

FRS File No.: 427669 Customer File No.: 6160760 Joseph C Burlason

EXHIBIT A

Being a tract or parcel of land lying in the 10th Civil District of Davidson County, Tennessee and being more particularly described as follows: Being at a point located on the westerly side of Brick Church Pike, said point being the most southerly corner of the herein described property; thence leaving Brick Church Pike and running with the meanderings of an existing fence line North 3 degrees 05 minutes 16 seconds, 120.0 feet plus or minus to a point, thence continuing with said fence North 4 degrees 20 minutes 22 seconds East, 69.0 feet plus or minus to a point; thence continuing with said fence North 8 degrees 55 minutes 12 seconds East, 102 6 feet plus or minus to an iron pin by others at a fence post; thence South 87 degrees 09 minutes 22 seconds West, 7.8 feet plus or minus to an existing fence post; thence continuing with the meanderings of an existing fence North 4 degrees 38 minutes 13 seconds East, 174.7 feet plus or minus to a break in the existing fence line; thence continuing with said fence line North 45 degrees 31 minutes 59 seconds East, 124 feet plus or minus to a point, thence South 40 degrees 30 minutes 52 seconds East ,141.2 feet plus or minus to an existing 18" walnut tree located on the northwesterly side of Brick Church Pike; thence continuing along said westerly side of Brick Church Pike South 24 degrees 24 minutes 57 seconds West, 486.8 feet, plus or minus, to the point of begir

Being the same property conveyed to Wachovia Bank of Delaware, N.A., by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated December 16, 2004, recorded December 29, 2004, of record in Instrument Number 200412290153409, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED