Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-476
PAS Loan# 0133691725

Davidson County DEEDWARR
Recvd: 03/16/05 10:35 3 pgs
Fees:18.00 Taxes:454.55
20050316-0028823

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th day of January 2005, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Bill Crowder and Lassie Crowder, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 78A on the Plan of the Resubdivision of Lots 69A, 69B, 70A, 70B, 72A, 72B, 77A, 77B, 78A, 78B, 79B, 80A, and 80B, River Trace Estates, Phase 1, Section 1, of Record in Book 6900, Pages 324 and 325, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. by Trustee's Deed from Wilson & Associates, as Substitute Trustee filed on 9/28/04 as Instrument No. 20040928-0116398 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 2737 River Bend Drive, Nashville, TN 37214.

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.

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

BY: _____

IT'S: AVP Ami L. Curtis Assistant Vice President

Acknowledgment

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

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, 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 by himself/herself as such officer.**

Witness my hand and seal this 10 **day of January 2005.**

Cindy L Moldovan
Notary Public

My commission expires:

CINDY L. MOLDOVAN
NOTARY PUBLIC
FREDERICK CO., MD
My Commission Expires August 05, 2006

(Seal)

CINDY L. MOLDOVAN NOTARY PUBLIC FREDERICK CO., MD

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, $ 122,850.00 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 10 day of January 2005.

Notary Public

My commission expires:

CINDY L. MOLDOVAN NOTARY PUBLIC FREDERICK CO. MD

(Seal)

Property owner and party responsible for payment of taxes:
Bill and Lassie Crowder
2737 River Bend Dr.
Nashville, TN 37214

Map No. 062-02-0-A-006.00

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