box 5

Davidson County DEEDWARR
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Fees:23.00 Taxes:738.15

20050401-0035226

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
430646 5468240
Sarah Fiegenbaum

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
Helen Hunter and James O. Hunter	Same	*58-15-7.00*
(STREET ADDRESS OR ROUTE NUMBER)	*(STREET ADDRESS)*	
4124 West Hamilton Road Nashville, TN 37218		

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 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 Helen Hunter and James O. Hunter

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 $ 199,500.00.

Affiant Charly Hughes

Subscribed and sworn to before me this the 30th *day of* March, 2005.

Notary Public

My commission expires:

(Affix Seal)

J. 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 4124 W Hamilton Road, Nashville, TN 37218
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 28 *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
Assistant Vice President

Its: _____

Wachovia Bank of Delaware, National Association

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* Wachovia Bank of Delaware, N.A., *a national banking association, the within named bargainor, an association, and that* she *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* 28 *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

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 117 ON THE PLAN OF ENCHANTED HILLS SECTION II, AS OF RECORD IN BOOK 3700, PAGE 27, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO WACHOVIA BANK OF DELAWARE, N.A., BY CORRECTIVE SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS SUBSTITUTE TRUSTEE, DATED JANUARY 20, 2005, RECORDED MARCH 21, 2005, OF RECORD IN INSTRUMENT NO. 20050321-0030329 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS CORRECTION OF SUBSTITUTE TRUSTEE'S DEED RECORDED FEBRUARY 24, 2005 IN INSTRUMENT NO. 20050224-0020517 AND RE-RECORDED MARCH 8, 2005 IN INSTRUMENT NO. 20050308-0025032, SAID REGISTER'S OFFICE.