Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-326
PAS Loan# 1172002416

Davidson County DEEDWARR
Recvd: 04/22/05 11:25 3 pg:
Fees:18.00 Taxes:429.20
20050422-0045043

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29th day of March 2005, by REO Management 2002, Inc., Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to James Anderson, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Debra Heights, of record in Book 4175, Page 6, Register's Office for said County.

Said Lot No. 27 fronts 87.24 feet on the Southerly margin of Bowfield Court and extends back 140.66 feet on the Easterly line and 149.57 feet on the Westerly line to a dead line in the rear, measuring 65.68 feet thereon.

Being the same property conveyed to REO Management 2002, Inc. by virtue of Trustee's Deed field on 1-05-05 as instrument number 20050106-0002011.

Commonly known as: 713 Bowfield Court, Antioch, TN 37013.

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 Grantee and unto his 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.

REO Management 2002, Inc., by its duly authorized attorney in fact, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage Inc.

BY: Ami L. Curtis

IT'S: 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 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, as attorney-in-fact for REO Management 2002, 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 as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 29 **day of March 2005.**

Shanon Pedrick
Notary Public

My commission expires:
1/11/09
(Seal)

SHANON PEDRICK NOTARY PUBLIC FREDERICK COUNTY, MD

SHANON PEDRICK
Notary Public
Frederick County
MARYLAND
My Commission Expires January 11, 2009

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, $116,000.00 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 18th **day of April 2005.**

Notary Public

My commission expires:

_____

(Seal)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Property owner and party responsible for payment of taxes:
James Anderson
713 Bowfield Court
Antioch, TN, 37013

Map No. 149-09-0-038.00

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