Davidson County DEEDWARR
Recvd: 06/02/05 15:50 3 pg
Fees:18.00 Taxes:410.70
20050602-0062788

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-378
PAS Loan# 0132198698

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27th day of May 2005, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

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

Being the easterly 100 feet of Lot No. 20 and the 100 feet adjacent to and east of the easterly line of said Lot No. 20, on an unrecorded Plat of William I. Love's Larkin Spring Tract, compiled by Mrs. N.W. Myatt, dated February 28, 1940, as follows:

Beginning at a point on the south margin of an unnamed Road, 1000 feet east of the point of intersection of said south margin and the east margin of Larkin Spring Road, said point of intersection being 1519 feet south of the point of intersection of the east margin of Larkin Spring Road and the south line of Block "A" of Anderson Subdivision, as of record in Book 974, pages 36 and 37, Register's Office; thence easterly with said south margin of said unnamed Road 200 feet to a point; southerly parallel to the east margin of Larkin Spring Road, 200 feet to the line fence between Grantor's property and the Nashville Agricultural & Normal Institute Property; thence westerly with said line fence 200 feet to a point; thence northerly 200 feet, parallel to Larkin Spring Road, to the point of beginning.

Being the same property conveyed to Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. by Wilson & Associates, PLLC, successor trustee, by virtue of Trustee's Deed filed 7-23-04 as instrument number 2004723-0088420, Register's Office for Davidson County, Tennessee.

Commonly known as:256 Manzano Drive, Madison, TN 37115

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.



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

BY _____

LYNN CARDER
Vice President Loan Documentation

IT'S: _____

Acknowledgment

State of Iowa

County of Polk **ss.**

On this day before me, a Notary Public, personally appeared Lynn Carder **to me personally well-known, who acknowledged that he/she is the** Vice President **, 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 9th **day of May 2005.**

Amelia Vanderhoef

Notary Public

My commission expires:

9-20-07

(Seal)

AMELIA VANDERHOEF
Commission Number 730589
My Commission Expires
September 20, 2007

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, $111,000.00 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 9th **day of May 2005.**

Notary Public

My commission expires:

9-20-07

(Seal)

AMELIA VANDERHOEF
Commission Number 730589
My Commission Expires
September 20, 2007

Property owner and party responsible for payment of taxes:
Dean Flint
256 Manzano Drive
Madison, TN 37115

Parcel #052040-001.00

Return to:

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