Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-405
PAS Loan# 1134003884

Davidson County DEEDWARR
Recvd: 06/24/05 10:34 3 pgs
Fees:18.00 Taxes:199.80
20050624-0072801

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16th day of April 2005, by Liquidation Properties, 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 Tracey Simpson, Grantee, the following land in Davidson County, Tennessee:

Lot Number 11-B, Zone Lot Division Lots 11 and 12, Phase One, on the Plan of Deer Meadows Subdivision, as of record in Book 6250, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Liquidation Properties, Inc. from Union Planters Bank, N.A. by Quitclaim Deed, filed for record _____ as instrument number 20050624.0072799 Registers Office for Davidson County, Tennessee.

Commonly known as: 3443 Tisdall Drive, Whites Creek, TN 37189.

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 her 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.

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

BY: _____

IT'S: AVP

Acknowledgment

State of Maryland
ss.
County of Frederick

On this day before me, a Notary Public, personally appeared Alan J Davis, **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 Liquidation Properties, 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 11th **day of April 2005.**

Cindy L Moldovan
Notary Public

My commission expires:

CINDY L. MOLDOVAN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 30, 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, $54,000.00 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 16 **day of May 2005.**

Notary Public

My commission expires:

(Seal)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

Property owner and party responsible for payment of taxes:
Tracey Simpson
~~**3443 Tisdall Drive**~~ 125 Long Hunter
~~**Whites Creek, TN, 37189**~~ Nashville TN 37217

Map No. 049-15-0 -76.00

Return to:

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