This instrument prepared by:
Brenda R. Lehman
Attorney at Law
an employee of First American Title Insurance Company
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Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 07/19/05 10:20 2 pgs
Fees:13.00 Taxes:199.80
20050719-0083593

File No.: 2120-693045/0744-317408

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, **Wells Fargo** said Grantor does hereby bargain, sell, and convey unto **Carl McFall, Jr.** his/her unmarried assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105 ON THE NORTHERLY ONE-HALF OF LOT NO. 106 ON THE MAP OF OAKWOOD PARK, AS OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 105 AND PART OF 106 ADJOIN AND FRONT TOGETHER 45 FEET ON THE WESTERLY SIDE OF NORTH SIXTH STREET AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS SUBSTITUTE TRUSTEE, RECORDED THE 24TH DAY OF SEPTEMBER, 2004 AT INSTRUMENT NO. 20040924-0115804 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, **Carl McFall, Jr.**, and his/her assigns forever.

Grantee, **Carl McFall, Jr.**, whose address is **1220 N. 6th Street, Nashville, TN 37207** is responsible for the payment of real property taxes on subject property.

Said **Wells Fargo**, without recourse warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said **Wells Fargo** has executed this deed ~~and affixed its corporate seal~~ by Donna Dzimian, its Asst. Secretary, this 6th day of June, 2005.

GRANTOR
Wells Fargo

By: Donna Dzimian
Title: Donna Dzimian, Asst. Secretary

State of
County of

The actual consideration or value whichever is greater, for this transfer is $54,000.00
Subscribed and sworn to before me this the 6th day of June, 2005.

Donna Dzimian
Affiant

Colleen M Newton
Notary Public

Commission Expires: 6-27-07

COLLEEN M. NEWTON NOTARY PUBLIC STATE OF NEW YORK

STATE OF New York
COUNTY OF Erie

Before me, the undersigned, a Notary Public within and for the state and County aforesaid, personally appeared Donna Dzimian, with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Asst. Secretary of Wells Fargo, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Asst. Secretary.

Witness my hand and seal at office, this 6th day of June, 2005.

Colleen M Newton
Notary Public

My Commission Expires: 6-27-07

Colleen M. Newton
Erie County, State of New York

COLLEEN M. NEWTON NOTARY PUBLIC STATE OF NEW YORK

Address New Owner:	Send Tax Bills To.	Map and Parcel:
Carl McFall, Jr.	NEW OWNER	71-16-201
1220 N. 6th Street		
Nashville, TN 37207		