Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-254
1174005284

Davidson County DEEDWARR
Recvd: 08/04/05 12:29 3 pg
Fees:18.00 Taxes:340.40
20050804-0091792

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15 day of February, 2005, by SFJV-2003-1, LLC, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Carl M. Swart and Kristine Swart, Grantees, the following land in Davidson County, Tennessee:

Land in the 4th Civil District of Davidson, Tennessee, being Lot No. 230 on the plan of Village of Old Hickory, Section A, of record in Plat Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SFJV-2003-1, LLC by Substitute Trustee's Deed from Denise Griffin, as Substitute-Trustee, filed for record January 29, 2004 as instrument number 20040129-0011064, Registers Office for Davidson County, Tennessee.

Commonly known as: 904 Jones Street, Old Hickory, TN 37138.

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 Grantees and unto their 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.

SFJV-2003-1, LLC, 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
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 SFJV-2003-1, LLC, 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 15 **day of February, 2005.**

_____
Notary Public

My commission expires:
1/11/2009
(Seal)

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

SHANON PEDRICK NOTARY PUBLIC FREDERICK COUNTY, 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, $92,000.00, 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 15 day of February, 2005.

Notary Public

My commission expires:

11-22-08

(Seal)

LAURA BLACKNALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Property owner and party responsible for payment of taxes:
Carl M. Swart and Kristine Swart
604 Jones Street
Old Hickory, TN 37128

Map No. 044-15-0-192.00

Return to:

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