29

Return to:

Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-585
PAS# 1096001189A

Davidson County DEEDWARR
Recvd: 08/09/05 15:50 3 pgs
Fees:18.00 Taxes:259.00
20050809-0094441

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29th day of July 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 Susan Schwartz, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot Number 26B on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31, as of Record in Book 5800, Page 191, amended in Book 6250, Page 314, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. by Trustee's Deed from Christopher L. Palmer, as Successor Trust, filed for record on December 14, 2004, as instrument number 20041214-0148167, Register's Office for Davidson County, Tennessee.

Commonly known as:1223 Clubhouse Lane, 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 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.

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

BY: _____

Clifton V. Allen, Sr.
VP Loan Documentation

IT'S: _____

Acknowledgment

State of California

ss.

County of San Bernardino

On this day before me, a Notary Public, personally appeared Clifton V Allen, Sr **, to me personally well-known, who acknowledged that he/she is the** VP LD **, 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 29th **day of July 2005.**

_____
Notary Public

DONNA LANE
Commission # 1368417
Notary Public - California
San Bernardino County
My Comm. Expires Aug 6, 2006

My commission expires:

8-6-06

(Seal)

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, $~~80,000.00~~ $70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*$70,000.00 KR

Kimbra L. Rash
Affiant

Subscribed and sworn to before me this 1st **day of** ~~July~~ August **2005.**

Evelyn D. Wright
Notary Public

EVELYN D. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: _____

(Seal)

My Commission Expires NOV [illegible]

Property owner and party responsible for payment of taxes:
Susan Schwartz
1223 Clubhouse Lane
Antioch, TN 37013

Parcel #162-16-0-066.00

Return to:

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