f-3484

Jack Case Wilson Title Assoc.
7100 Executive Center Dr., #15
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/20/05 09:06 4 pgs
Fees:23.00 Taxes:172.05

20050920-0112677

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
449016 322521568
Sarah Fiegenbaum

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
		81-11; 438.00
Leland D. Watts	NEW OWNER	
(STREET ADDRESS OR ROUTE NUMBER)	*(STREET ADDRESS)*	
2819 Gallatin Road		
Nashville, TN. 37216		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Wells Fargo Bank, NA as Trustee a National Banking Association organized and exisiting under the laws of the State of United States of America have this day bargained and sold, and do hereby transfer and convey unto the said Leland D. Watts, married

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

Affiant

Subscribed and sworn to before me this the 15th *day of* September 2005.

Notary Public

My commission expires: 1/24/09
(Affix Seal)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located:

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 1713 12th Avenue North, Nashville, TN 37208
improved X

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 9th *day of* September, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wells Fargo Bank, NA as Trustee
By: Homeq Servicing Corporation, its attorney in fact

By: Shallina Hudson

Printed Name: Shallina Hudson
Assistant Vice President

Its: _____

(Corporate Seal)

STATE OF NC
COUNTY OF Wake

Before me, Mae Harrington, *a Notary Public of the State and County aforesaid, personally appeared* Shalina Hudson, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* herself *to be* AVP *of Homeq Servicing Corporation as attorney in fact for Wells Fargo Bank, NA as Trustee, a national banking association, the within named bargainor, a national banking association, and that* he *as such* AVP *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the national banking association by* himself *as* AVP.

Witness my hand and official seal, at office in Raleigh, *this* 9 *day of* September, 2005.

Mae Harrington
Notary Public
My Commission Expires:

OFFICIAL SEAL
Notary Public - North Carolina
MAE HARRINGTON
Wake County
My Commission Expires Aug. 18, 2007

Exhibit "A"

LAND IN DAVIDSON COUNTY, TN, BEING THE NORTHERLY ONE-HALF OF LOT NO. 186 ON THE MAP OF D. T. MCGAVOCK AND OTHERS ADDITION, AS OF RECORD IN PLAT BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 50 FEET ON THE WESTERLY SID OF 12TH AVENUE NORTH AND EXTENDS BACK BETWEEN PARALLEL LINES, 154 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, NA AS TRUSTEE BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, LLC AS SUBSTITUTE TRUSTEE, FILED FOR RECORD August 29, *200*5 *IN BOOK* INSTRUMENT 20050629-0074520 *AT PAGE* _____, *REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.* Power of ATtorney being recorded simultaneously of record in Instrument No. 20050920-0112676, Davidson County, TN