RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1830

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Subscribed and sworn to before me, this 13 day of September, 2005.

DEBRA L. MURPHY
Commission # 1568609
Notary Public - California
San Diego County
My Comm. Expires Apr 12, 2009

My Commission Expires: Affiant

GENA ROTTER

Notary Public

Davidson County DEEDWARR
Recvd: 10/07/05 09:04 2 pgs
Fees:13.00 Taxes:240.50

20051007-0121100

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY *TAYLOR TITLE & ESCROW, INC.* *51 CENTURY BLVD., SUITE 130* *NASHVILLE, TENNESSEE 37214*	
ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**
Glenn B. McCombs **2725 Bobby Avenue** **Nashville, Tennessee 37216** **MAP & PARCEL NO. 073-01-0/078.00**	SUNTRUST MORTGAGE, INC 1001 SEMMES AVENUE RICHMOND, VA 23224

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Wachovia Bank, N.A.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Glenn B. McCombs, a single person

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING Lot No. 28 on the map of Happy Valley, Section B, not of record and described according to a survey made by Hal R. Swann, Jr., surveyor, dated May 15, 19065 as follows: BEGINNING at a point in the Northerly margin of Bobby Avenue, at a point 600 feet East of the Easterly margin of Cooper Lane, said point being the corner Lots 27 and 28; thence with the line between two said lots, northwardly 140 feet to a point; thence Eastwardly 75 feet to a corner of Lot 28 and 29; thence with the line between said lots, Southwardly 140 feet to the Northerly margin of Bobby Avenue; thence with said avenue, Westwardly 75 feet to the beginning.

Being the same property conveyed to Wachovia Bank, N.A. by Trustee's Deed from Christopher L. Palmer, Successor Trustee, dated August 3, 2005, and filed of record on August 8, 2005, in Instrument No. 20050808-0093058, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: ***2725 Bobby Avenue, Nashville, TN 37216***

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO

CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER 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 HANDS THIS 13 DAY OF SEPTEMBER, 2005.

Wachovia Bank, N.A.
By: Chase Home Finance LLC, Successors by merger to Chase Manhattan Mortgage Corp. as attorney-in-fact

by: _____
JOE LANNING, VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOE LANNING, VICE PRESIDENT, who, upon oath, acknowledged him/herself to be the JOE LANNING, VICE PRESIDENT of CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 13 day of September, 2005.

DEBRA L. MURPHY
Commission # 1568609
Notary Public - California
San Diego County
My Comm. Expires Apr 12, 2009

My Commission Expires: 4/12/09

Notary Public

SPECIAL WARRANTY DEED