F-3488

Jack Case Wilson Title Assoc.
7100 Executive Center Dr., #150
Brentwood, TN 37027

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
449027 6665513
Sarah Fiegenbaum

Davidson County DEEDWARR
Recvd: 10/24/05 09:49 4 pgs
Fees:23.00 Taxes:277.50

20051024-0127753

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy Fish	SAme	043-13-0-429.00
1144 (STREET ADDRESS OR ROUTE NUMBER) Shawnee Trace	(STREET ADDRESS)	
Madison, TN 37115		

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, Wachovia Bank of Delaware, National Association, f/k/a First Union National Bank of Delaware a National Banking Association organized and exisiting under the laws of the United States of America have this day bargained and sold, and do hereby transfer and convey unto the said Jeremy Fish and wife, ~~Stephanie W. Fish~~ *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 Williamson

75,000.00

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

Affiant Katrina Lewis

Subscribed and sworn to before me this the 17th *day of* October, 2005

Notary Public Elaine Eversmeyer

My commission expires: 1.24.09 *(Affix Seal)*

ELAINE EVERSMEYER
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 620 Forest Park Court, Madison, TN 37115
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 17 *day of* October, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wachovia Bank of Delaware, National Association, f/k/a First Union National Bank of Delaware

By: _____

Printed Name: JEFF SZYMENDERA

Its: VICE PRESIDENT

Acknowledgment

State of NC

County of Wake *ss.*

On this day before me, a Notary Public, personally appeared [redacted] VICE PRESIDENT, *to me personally well-known, who acknowledged that he/she is the* _____ *of Wachovia Bank of Delaware, NA, f/k/a First Union National Bank of Delaware, a national banking association, 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 national banking association by himself/herself as such officer.*

Witness my hand and seal this 17 *day of* October.

Mae Harrington

Notary Public

My commission expires:

(Seal)

OFFICIAL SEAL
North Carolina
HARRINGTON
Wake County
My Commission Expires Aug. 25, 2007

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 9, OF THE RE-SUBDIVISION OF LOTS 37 AND 38, AND PART OF LOTS 39, 40, AND 41, BLOCK T, ON THE PLAN OF FOREST PARK SUBDIVISION AT MADISON, SECTION 2, AS OF RECORD IN PLAT BOOK 8250, PAGE 869, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO WACHOVIA BANK OF DELAWARE, NATIONAL ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK OF DELAWARE BY SUBSTITUTE TRUSTEE'S DEED DATED JUNE 16, 2005 AND RECORDED IN INSTRUMENT NO. 20050624-0072681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.