F-3455

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

Davidson County DEEDWARR
Recvd: 11/15/05 15:20 4 pg:
Fees:23.00 Taxes:481.00

20051115-0138169

*This instrument prepared by:*
*Fidelity Residential Solutions*
*3227 E. 31st Street, #106*
*Tulsa, OK 74105*
*446888 [redacted]4939*
*Sarah Fiegenbaum*

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Seana S. Fisher | | 149-04-0 212.00 |
| 2656 Mesa Drive | Same | |
| Nashville, Tn 37217 | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| | | |

*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, National Association as Trustee 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* Seana S. Fisher

*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 *The actual consideration or value whichever is greater, for this transfer is $* $30,000.00

*Affiant* Katrina Lewis

*Subscribed and sworn to before me this the* 4th *day of* November 2005.

*My commission expires:* 1-24-09 *(Affix Seal)* *Notary Public* Elaine Eversmeyer

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 2636 Mesa Drive, Nashville, TN 37217*
*improved* M

*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* 3 *day of* November 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, National Association as Trustee*
*By: Homeq Servicing Corporation, its attorney in fact*

*By:* Shallera Hudson

*Printed Name:* Shallera Hudson

*Its:* Assistant Vice President

*(Corporate Seal)*

*Acknowledgment*

*State of* NC

*County of* Wake )ss.

*On this day before me, a Notary Public, personally appeared* [redacted], *to me personally well-known, who acknowledged that he/she is the* [redacted] *of Homeq Servicing Corporation a corporation, as attorney in fact for Wells Fargo Bank, National Association as Trustee, 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 as such attorney-in-fact by himself/herself as such officer.*

*Witness my hand and seal this* 3 *day of* November, 2005

Mae Harrington
*Notary Public*

*My commission expires:*

(Seal) Notary Public - North Carolina
MAE HARRINGTON
Wake County
My Commission Expires Aug. 25, 2007

*Exhibit "A"*

*BEING LOT NO. 331 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 9, OF RECORD IN PLAT BOOK 3700, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OS SAID LOT.*

*BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE BY SUBSTITUTE TRUSTEE'S DEED DATED JUNE 2, 2005 OF RECORD IN INSTRUMENT NO. 20050616-0068797, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.*