SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-3018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Fryburger	SAME	136-13-0-135.00
(NAME)	(NAME)	
3125 Goodwin Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Wachovia Bank, National Association, fka First Union National Bank, as Trustee by: Saxon MortgageServices, Inc. fka Meritech Mortgage Services, Inc. as its attorney in fact SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO David Fryburger,
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44 on the plan of Edge-O-Lake Section 20-A, of record in Book 5200, Page 183, Register's Office for said County, to which plant reference is hereby made for a more complete description.

Being all of the same property conveyed to Wachovia Bank, National Association, fka First Union National Bank, as Trustee by: Saxon Mortgage Services, Inc. fka Meritech Mortgage Services, Inc. as its attorney in fact by Substitute Trustee's Deed of record at Instrument 20050311-0026996, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3125 Goodwin Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee David Fryburger and his/her/their assigns, forever.

Said Wachovia Bank, National Association, fka First Union National Bank, as Trustee by: Saxon MortgageServices, Inc. fka Meritech Mortgage Services, Inc. as its attorney in fact, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 12/01/05 13:26 2 pgs
Fees:13.00 Taxes:410.33
20051201-0144524

IN WITNESS WHEREOF, the said Wachovia Bank, National Association, fka First Union National Bank, as Trustee by: Saxon MortgageServices, Inc. fka Meritech Mortgage Services, Inc. as its attorney in fact, has executed this deed this 28th day of _____, 2005.

Wachovia Bank, National Association, fka First Union National Bank, as Trustee by: Saxon Mortgage Service, Inc., fka Meritech Mortgage Services, Inc. as its attorney in fact

BY: Scot Kaiser, AVP

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Scot Kaiser, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of Wachovia Bank, National Association, fka First Union National Bank, as Trustee by: Saxon MortgageServices, Inc. fka Meritech Mortgage Services, Inc. as its attorney in fact, the within named bargainor, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number _____ of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 28th day of October 31st, 2005

Notary Public

My Commission Expires: 6.9.07

BRADLEY ATKINSON NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 06/09/2007

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027