Davidson County DEEDWARR
Recvd: 12/05/05 07:56 4 pgs
Fees:23.00 Taxes:362.60

20051205-0145431

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
443960 322698127
Sarah Fiegenbaum

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		134-13; 120.00
Gerald & Natosha Word	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
4802 Linbar Drive Nashville, TN 37211		

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 United States of America have this day bargained and sold, and do hereby transfer and convey unto the said Gerald Word and Natosha Word

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

See Attached Exhibit "A".

STATE OF
COUNTY OF DAVIDSON *The actual consideration or value whichever is greater, for this transfer is* $ 98,000.00

Affiant Natosha Word

Subscribed and sworn to before me this the 18th *day of* December, 2005

Notary Public

My commission expires:

(Affix Seal)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

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 4802 Linbar Drive, Nashville, TN 37211
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 8th *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, NA as Trustee
By: Homeq Servicing Corporation, its attorney in fact

By: _____

Printed Name: Jeff Szymendera

Its: Vice President

(Corporate Seal)

Acknowledgment

State of NC

County of Wake)ss.

On this day before me, a Notary Public, personally appeared Jeff Szymendera *to me personally well-known, who acknowledged that he/~~she~~ is the* Vice President *of* Homeq Servicing Corporation *a corporation, as attorney in fact for* Wells Fargo Bank, NA 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 association as such attorney-in-fact by himself/herself as such officer.*

Witness my hand and seal this 8 *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

Power of Attorney recorded contemporaneously herewith as Instrument No. 20051205-0145430, in the Register's Office for Davidson County, Tennessee.

Exhibit "A"

BEING A TRACT OF LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 204, ON THE PLAN OF KENILWORTH ESTATES, SECTION 4, OF RECORD IN BOOK 3300, PAGES 34, 35, AND 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 May 23, ***200*** 5 ~~XXXXXXXX~~ ~~XXXXXXXX~~ ~~XXXXXXXX~~ ~~XXXXXXXX~~ ***REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.***

** - Instrument No. 20050523-0057781