Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-946
Asset#01384465478

Davidson County DEEDWARR
Recvd: 12/05/05 10:06 3 pg:
Fees:18.00 Taxes:394.05

20051205-0145596

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16th day of November 2005 by Wells Fargo Bank N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Bruce Neal, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 187, Subdivision of Rivertrace Estates Phase I Sec. II, of record in Plat Book 6900, Page 158 and 159, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., by Trustee's Deed from Aaron L. Squyres, successor trustee, filed on September 29, 2005 as instrument number 20050929-0117159 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 2920 Delta Queen Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto Bruce Neal heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Wells Fargo Bank N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

BY: _____

IT'S: Vice Pres. _____

LYNN CARDER

Acknowledgment

State of Iowa

County of Polk **ss.**

On this day before me, a Notary Public, personally appeared Lynn Carder, **to me personally well-known, who acknowledged that he/she is the** VP, **of Wells Fargo Bank N.A. successor by merger to Wells Fargo Home Mortgage, Inc., a corporation, 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 corporation by himself/herself as such officer.**

Witness my hand and seal this 16th **day of November 2005.**

Amelia Ruiz

Notary Public

My commission expires:

_____

(Seal)

AMELIA RUIZ
Commission Number 730589
My Commission Expires
September 20, 2007

State of Iowa

County of Polk

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $106,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th **day of November 2005**

Notary Public

My commission expires:

(Seal)

AMELIA RUIZ
Commission Number 730589
My Commission Expires
September 20, 2007

Property owner and party responsible for payment of taxes:
Bruce Neal
2920 Delta Queen Drive
Nashville, TN 37214

Parcel #062-02-0-A 187.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211