STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,650.00

Subscribed and sworn to before me, this 20th day of January, 2006.

My Commission Expires:
5/28/06

Affiant

Notary Public

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
W. Wright A. Frazmand 103 South 13th Street Nashville, Tennessee 37206 MAP & PARCEL NO. 083-09-0/256.00	New Owner

Davidson County DEEDWARR
Recvd: 02/09/06 09:13 2 pgs
Fees:13.00 Taxes:742.41
20060209-0016014

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Wells Fargo Bank Minnesota N.A. as trustee

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

~~XXXWright and A. Frazmand~~XX
Waddell H. Wright and Ali Frazmand, tenants in common
HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot Number 10 on the Map of Spring Park Addition, as of record in Book 57, Page 134, register's Office for Davidson County, Tennessee. Said Lot Number 10 fronts 50 feet on the Easterly side of South 13th formerly Anne Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Wells Fargo Bank Minnesota, N.A. as trustee by Trustee's Deed from Christopher L. Palmer as Successor Trustee, dated September 13, 2005, and filed of record on September 15, 2005, in Instrument No. 20050915-0110889, Register's Office for Davidson County, Tennessee.

Commonly known as: 103 South 13th Street, Nashville, Tennessee 37206

THIS IS IMPROVED PROPERTY KNOWN AS: 103 South 13th Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS

AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND. THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER 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 HANDS THIS 5 DAY OF JANUARY, 2006.

Wells Fargo Bank Minnesota N.A. as trustee
By: Chase Home Finance LLC, Successors by merger to Chase Manhattan Mortgage Corp. as attorney-in-fact

by: _____
JOE LANNING, VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Lanning, who, upon oath, acknowledged him/herself to be the VP of CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted ~~or proved to me on the basis of satisfactory evidence,~~ and who acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 5 day of January, 2006.

My Commission Expires:

V. ALBA
Commission # 1458116
Notary Public - California
San Diego County
My Comm. Expires Dec 23, 2007

_____
Notary Public

SPECIAL WARRANTY DEED