Record 1st

S&K #: CL-0435

Davidson County DEEDWARR
Recvd: 02/14/06 10:07 2 pgs
Fees:13.00 Taxes:357.05

20060214-0017647

SPECIAL WARRANTY DEED

THIS DEED, between REO Management 2004 Inc., organized and existing under the laws of the United States of America, hereinafter called Grantor, and Christine Marie Wallace and Anthony G. Megna Jr. hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Lot number 121B zoned lot division Lots 121 and 38. on the plan of East Lake subdivision, section 4. of record in Plat Book 5800, Page 245, Register's Office for said county. to which reference is made for a more complete description.

This legal description is identical with that in Deed recorded in instrument number 20050928-0116276, in said Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in instrument number20050928-0116276, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

REO Management 2004 Inc., by its duly authorized attorney in fact Wells Fargo Bank N.A. by merger to Wells Fargo Home Mortgage Inc.

BY: Christy Tuska

Title: _____

STATE OF Maryland

COUNTY OF Frederick

Personally appeared before me, the undersigned Gretchen N. Shibley a Notary Public in and for said County and State, the within named Christy Tisha, as attorney in fact for REO Management 2004, Inc. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 19th day of January. ~~2005.~~ 2006.

Gretchen N. Shibley
NOTARY PUBLIC

My Commission Expires: 11 April 2009

GRETCHEN N. SHIBLEY
Notary Public, State of Maryland
County of Washington
My Commission Expires April 11, 2009

STATE OF TENN
COUNTY OF Shelby

I 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, is $96,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 24th day of Jan., 2006

Notary Public

My commission expires: 12/13/2008

LINDA M. SHAW
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County
My Comm. Exp. 12-13-08

Property Address: 3249 Lakeford Dr.
Nashville, Tn 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Cynthia M Wallace & Anthony G. Megna Jr.
3249 Lakeford Dr.
Nashville, TN. 37214
S & K File # CL-0464

Map & Parcel -108-12-0 133.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway Ste 410
Memphis, Tn 38119