Return to: RT-0049
Resource Title
3931 Gallatin Rd
Ste B
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 04/13/06 09:20 4 pgs
Fees:23.00 Taxes:553.71
20060413-0042363

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
462055 323324988
Sarah Fiegenbaum

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS* 173-04-0-A
Sherrill Sanchez	Same	
5173 W. Oak Highland DR.	Same	
Antioch, TN 37013	Same	

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 Sherrill Sanchez, single

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

See Attached Exhibit "A".

STATE OF Tennessee
COUNTY OF Davidson *The actual consideration or value whichever is greater, for this transfer is $* 149,650.00

Affiant Katrina Lewis

Subscribed and sworn to before me this the 6th *day of* April, 2006

My commission expires: 1-22-09 *(Affix Seal)*

Notary Public Elaine Eversmeyer

ELAINE EVERSMEYER
State of Tennessee
Notary Public
DAVIDSON COUNTY

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 5173 W Oak Highland Drive, Antioch, TN 37013
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 22 *day of* March, 2006, *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: Home Servicing Corporation, its attorney in fact

By: Shalina Hudson

Printed Name: Shalina Hudson

Its: Assistant Vice President

(Corporate Seal)

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 134 ON THE PLAN OF PHASE 1 OF OAK HIGHLANDS, OF RECORD IN BOOK 6900, PAGES 431-435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

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 Nov 7, *200*5, *IN ~~BOOK~~ ~~_____~~ ~~AT PAGE~~ ~~_____~~, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.*

* Instrument No. 20051107-0134351

Acknowledgment

State of NC

County of Wake

On this day before me, a Notary Public, personally appeared [redacted]ina Hudson, *to me personally well-known, who acknowledged that he/she is the* [redacted]t 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 national banking association as such attorney-in-fact by himself/herself as such officer.*

Witness my hand and seal this 22 *day of* March.

Kalpana Patel
Notary Public

My commission expires:

KALPANA PATEL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires December 24, 2007

(Seal)

Power of Attorney of record in Instrument NO. 20060403-0037202
Register's Office Davidson County, Tennessee.