Davidson County DEEDWARR
Recvd: 04/21/06 16:00 3 pgs
Fees:18.00 Taxes:717.43

20060421-0046191

This instrument prepared by:
Fidelity Residential Solutions
16000 Dallas Parkway, Suite 400
Dallas, TX 75248
461807 200505936
Chasity Meek

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
James A. Dixon	**Wells Fargo Bank, N.A.**	
(NAME) **6521 Arvington Way**	*(NAME)* **7445 Technology Way**	**151-9-A-109**
(STREET ADDRESS OR ROUTE NUMBER) **Antioch, TN 37013**	*(STREET ADDRESS)* **Frederick, MD 21703-0000**	
(CITY) (STATE) (ZIP)	*(CITY) (STATE) (ZIP)*	

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, National Residential Nominee Services Inc. a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 16000 Dallas Parkway, 4th Floor, Dallas, TX 75248, have this day bargained and sold, and do hereby transfer and convey unto the said James A. Dixon

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~~ SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 193900.00

Affiant Carrie Pulley

Subscribed and sworn to before me this the 18th *day of* April 2006

Notary Public Angela A. Ramsey

My commission expires:
5/28/2006

(Affix Seal)

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006

This is unimproved ( ), known as 6521 Arvington Way, 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 30th *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.*

National Residential Nominee Services Inc.

By: _____

Printed Name: Sherri Fowler

Its: Vice President

(Corporate Seal)

STATE OF TEXAS
COUNTY OF DALLAS

Before me, Chasity D. Meek, *a Notary Public of the State and County aforesaid, personally appeared* Sherri Fowler, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be* Vice President *of the National Residential Nominee Services Inc., a corporation, the within named bargainor, a corporation, and that she as such* Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as* Vice President.

Witness my hand and official seal, at office in Dallas, TX, *this* 30th *day of* November, 2005.

_____ *(This area for official notarial seal)*

Notary Public

My Commission Expires: 29th October 2008

CHASITY D MEEK
My Commission Expires
October 29, 2008

CHASITY D MEEK
My Commission Expires
October 29, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Phase 1, Section 1, Long Hunter Chase of record in Plat Book 7900, Pages 829, 830, and 831, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to National Residential Nominee Services, Inc. a Corporation organized and existing under the laws of the State of Delaware by deed from Elvin James Wagner, Jr. of record in Instrument No. 20060421-0046190 said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.