Davidson County DEEDWARR
Recvd: 06/12/06 09:06 4 pg:
Fees:23.00 Taxes:485.63

20060612-0069297

LandCastle Title
810 Crescent Center Drive
Suite 280
Franklin, Tennessee 37067

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
469383 323389551
Sarah Fiegenbaum

PLEASE REFERENCE POWER OF ATTORNEY RECORDED 12/5/2005 AS INSTRUMENT NUMBER 20051205-0145430

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS* *83-05 191.00*
Robert E. Lee IV	Robert E. Lee IV	
108-B 37th Ave. North	same	
Nashville, TN 37209		

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 Robert E. Lee IV

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 WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 131,250.00

Affiant

Subscribed and sworn to before me this the 26th *day of* May, 2006

Notary Public

My commission expires:

(Affix Seal)

My Commission Expires June 2009

ANGELA R PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 1103 Seymour Avenue, Nashville, TN 37206
improved ( )

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 23 *day of* May, 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: Homeq Servicing Corporation, its attorney in fact

By: Shalina Hudson

Printed Name: Shalina Hudson
Assistant Vice President

Its: _____

(Corporate Seal)

Acknowledgment

State of NC
)ss.
County of Wake

On this day before me, a Notary Public, personally appeared Shalina Hudson, *to me personally well-known, who acknowledged that he/she is the* Assistant 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 23 *day of* May.

Tammy Simmons
Notary Public

My commission expires: 3-2-2011

(Seal)

TAMMY SIMMONS
NOTARY
PUBLIC
WAKE COUNTY, N. C.

FRS File No.: 469383 Customer File No.: 323389551 Pamela Michelle Smith

EXHIBIT A

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 AND THE WESTERLY 30 FEET OF LOT NO. 19 ON THE PLAN OF COBB'S SUBDIVISION OF THE R.K. BROWN PROPERTY, AS OF RECORD IN BOOK 332, PAGE 144, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 18 AND PART OF LOT NO. 19 FRONT TOGETHER 80 FEET ON THE NORTHERLY SIDE OF SEYMOUR AVENUE AND RUN BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF AN ALLEY, 150 FEET AND ON THE EAST LINE, 147 1/2 MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED TO WELLS FARGO
BANK, NA AS TRUSTEE BY PRIORITY TRUSTEE SERVICES OF TN, LLC FILED FOR RECORD January 5, 2006 AS INSTRUMENT NUMBER 20060105-0001771, DAVIDSON COUNTY, TENNESSEE RECORDS.