Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-1009
PAS# 1170018381

Davidson County DEEDWARR
Recvd: 06/23/06 13:31 3 pgs
Fees:18.00 Taxes:258.63
20060623-0075261

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5th day of June, 2006, by SFJV 2005, LLC., Grantor, by its duly authorized attorney in fact, Wells Fargo Bank, N.A., a Corporation organized out of the United States of America ("WFHM" or "Servicer").

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Carey Venturella and Anthony Venturella, Grantees, the following land in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 95, Building 24, together with the garage appurtenant thereto on the plan of Phase 2, Priest Lake Park Condominium Townhouses, of record in Book 4675, Page 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the Grantor's herein by Deed of even date being recorded simultaneously herewith. 20060623-0075259

Commonly known as:3880 Priest Lake Drive #95, Nashville, TN 37217

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

C.V. A.V.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

SFJV 2005, LLC, by its duly authorized attorney-in-fact, Wells Fargo Bank, N.A., a Corporation organized out of the United States of America,

BY: Christy Tiska ("WFHM" or "Servicer")

IT'S: Christy Tiska
Assistant Vice President

Acknowledgment

State of Maryland
)ss.
County of Frederick

On this day before me, a Notary Public, personally appeared Christy Tiska**, to me personally well-known, who acknowledged that he/she is the** AVP * **of SFJV 2005, LLC, a corporation, 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 corporation by himself/herself as such officer.**

Witness my hand and seal this 5 **day of June, 2006.**

Daphne K Hassell
Notary Public

My commission expires:

DAPHNE K HASSELL
Notary Public-Maryland
Frederick County
My Commission Expires
January 01, 2010

(Seal)

* for Wells Fargo Bank, N.A., attorney-in-fact for,

DAPHNE K HASSELL NOTARY PUBLIC FREDERICK COUNTY, MD

State of Tennessee

County of Williamson

I, or we, 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, $69,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carey Venturella
Affiant

Subscribed and sworn to before me this 8th day of June, 2006.

L Hamilton
Notary Public

My commission expires:

_____
(Seal)



Property owner and party responsible for payment of taxes:
Carey Venturella
3880 Priest Lake Drive #95
Nashville, TN 37217

Parcel #136-03-0-B-050.00CO

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211