(1)

Davidson County DEEDWARR
Recvd: 06/27/06 15:38 3 pgs
Fees:18.00 Taxes:133.57
20060627-0076944

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-1014
PAS# 0138499413B

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17th day of June, 2006, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Michael W. O'Neil, Grantee, the following land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 47, on the Plan of Village Manor, as shown on plat of record in Plat Book 3300, page 55, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of North 5th Street, at the corner of Lots Now. 46 and 47: thence with the line between said Lots, westerly 117.24 feet to the east margin of an Alley; thence with the margin of said Alley, southerly 23.4 feet to the beginning of a curve; thence around said curve, southeasterly 31.83 feet to the north margin of Marina Street, thence with the margin of the same, easterly 35.3 feet to the concrete monument; thence around a curve, northeasterly 72.83 feet to the point of beginning.

Being the same property conveyed to Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., by Trustee's Deed filed on January 30, 2006 as instrument number 20060130-0011112 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as:600 North 5th Street, Nashville, TN 37207

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 Grantee and unto his 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.

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

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc

BY: _____

LYNN CARDER
Vice President Loan Documentation

IT'S: _____

Acknowledgment

State of Iowa

ss.

County of Polk

On this 1st **day before me, a Notary Public, personally appeared** Lynn Carder **to me personally well-known, who acknowledged that he/she is the** VP **, of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc, 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 1st **day of June, 2006.**

Amelia Ruiz

Notary Public

My commission expires:

AMELIA RUIZ
Commission Number 730589
My Commission Expires
September 20, 2007

_____

(Seal)

State of Iowa

County of Polk

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, $36,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th **day of June, 2006.**

Notary Public

My commission expires:

AMELIA RUIZ
Commission Number 730589
My Commission Expires
September 20, 2007

(Seal)

Property owner and party responsible
For payment of taxes:
Michael O'Neil
600 North 5th Street
Nashville, TN 37207

Parcel #082-07-0-451.00

Return to:

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