RETURN TO:
INFINITY TITLE LLC
402 BNA DR. #401
NASHVILLE TN 37217

Davidson County DEEDWARR
Recvd: 06/28/06 14:41 3 pgs
Fees:18.00 Taxes:680.80

20060628-0077561

Instrument prepared by:

U.S. Land Title
2100 Southbridge Parkway, Suite 585
Birmingham, AL 35209

File # 51205043
REO #3920014
Parcel # 014-00-0-204.00
Address: 7267 Bidwell Rd, Joelton, TN 37207

~~Please Send Tax~~
~~Notice~~ New Owner:
MARK HALL AND MELISSA HALL
7267 BIDWELL DR.
JOELTON, TN 37080

SEND TAX BILLS TO:
WELLS FARGO BANK, NA
1 HOME CAMPUS
X2401-01T
DES MOINES, IA 50328-0001

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sun of Ten and No/100Dollars ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wells Fargo Bank Minnesota NA as Trustee for Fund America Investors Trust 1998-NMC1 Collateralized Mortgage Obligation Series 1998-NMC1, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC as its attorney in fact, a corporation organized and existing under the laws of the United States**, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Mark Hall and** wife **Melissa Hall** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 5th day of April, 2006.

Wells Fargo Bank Minnesota NA as Trustee for Fund America Investors Trust 1998-NMC1 Collateralized Mortgage Obligation Series 1998-NMC1, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC as its attorney in fact

By: **KEITH CHAPMAN**
Its: VA REO Closing Manager

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

STATE OF ~~TENNESSEE~~ FL)
COUNTY OF Orange)

Before me, the undersigned authority, Kavitaben R. mehta notary public of the State and County mentioned, personally appeared **KEITH CHAPMAN** who, upon oath, acknowledged him/herself to be VA REO Closing Manager of **Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC** , which is the attorney-in-fact for **Wells Fargo Bank Minnesota NA as Trustee for Fund America Investors Trust 1998-NMC1 Collateralized Mortgage Obligation Series 1998-NMC1**, the within named bargainor, and that he/she as such VA REO Closing Manager being authorized to do so, executed the foregoing instrument in behalf of **Wells Fargo Bank Minnesota NA as Trustee for Fund America Investors Trust 1998-NMC1 Collateralized Mortgage Obligation Series 1998-NMC1** as the VA REO Closing Manager of **Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC** , which is the attorney-in-fact for **Wells Fargo Bank Minnesota NA as Trustee for Fund America Investors Trust 1998-NMC1 Collateralized Mortgage Obligation Series 1998-NMC1** and declared that he/she in his/her capacity as VA REO Closing Manager of **Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC** which is the attorney-in-fact for **Wells Fargo Bank Minnesota NA as Trustee for Fund America Investors Trust 1998-NMC1 Collateralized Mortgage Obligation Series 1998-NMC1**.

WITNESS my hand and seal at office this 5th day of April , 20 06 .

Kavitaben R. mehta
NOTARY PUBLIC

NOTARY PUBLIC-STATE OF FLORIDA
Kavitaben R. Mehta
Commission # DD454685
Expires: JULY 25, 2009
Bonded Thru Atlantic Bonding Co., Inc.

NOTARY PUBLIC-STATE OF FLORIDA
Kavitaben R.Mehta
Commission # DD454685
Expires: JULY 25, 2009
Bonded Thru Atlantic Bonding Co., Inc.

State of Tennessee)
County of DAVIDSON

The actual consideration for this transfer is $ 184,000.00 .

Affiant

Subscribed and sworn to before me, this 21 day of June , 20 06 .

NOTARY PUBLIC

TRACY A. HOBBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12/21/09

EXHIBIT "A" LEGAL DESCRIPTION:

Situated and lying in the 14th Civil District of Davidson County, Tennessee, being described as Tract I according to an unrecorded survey by Tommy E. Walker, P. O. Box 495, Ridgetop, TN 37152, Tennessee R.L.S. NO. 1465, dated March 26, 1992 as follows, to wit: Beginning at a point in the westerly margin of Bidwell Road, being the northeast corner of this tract and the southeast corner of a tract of land owned by Joe A. Smith, etux, of record in Book 4412, Page 575, R.O. D. C. T.; thence with the westerly margin of Bidwell Road South 02 degrees 20' 50" West 150.00 feet to a point; thence North 87 degrees 30' 00" West 789.86 feet to a point; thence North 02 degrees 20' 50" East 150.00 feet to a point; thence South 8 degrees 30' 00" east 789.86 feet to the point of beginning, containing 2.72 acres, more or less.

Being the same property conveyed to Wells Fargo Bank, Minnesota, NA on 11/08/2005 by deed from Arnold M. Weiss, Substitute Trustee on behalf of Marcus Keith Hayes, filed for record on 11/28/2005 in Instrument No. 20051128-0142317, Register's Office for Davidson County, Tennessee.