Davidson County DEEDWARR
Recvd: 07/05/06 15:00 2 pgs
Fees:13.00 Taxes:236.80

20060705-0080372

# *SPECIAL*
## WARRANTY DEED

**THIS INDENTURE**, made and entered into this 23rd day of may, 2006 by and between **WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FREEMONT INVESTMENT AND LOAN SABR 205-FRZ**, party of the first part, and George Tarver, party of the second part.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot No. 55, of The Plan of Highland Trace, Section Two, as shown on plat of record in Plat Book 5200, Page 616, in the Register's Office of Davidson County, Tennessee to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No. 20060316-0030136 in the Register's Office of **Davidson** County, Tennessee.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements of record, *including* plan of record in Plat Book 5200, Page 616 and Restrictive Covenants of record in Book 6143, Page 781; all in the Register's Office of **Davidson** County, Tennessee; year 2006 property taxes and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

**WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FREEMONT INVESTMENT AND LOAN SABR 205-FRZ**
**Saxon Mortgage Services, Inc., its attorney in fact**

**By:** _____
**Printed Name:** _____
**Title:** Aviva J. Bush, Vice President

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared **Aviva J. Bush, Vice President**, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the _____ of **Saxon Mortgage Services, Inc.** a corporation, which caused this instrument to be executed on behalf of **WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FREEMONT INVESTMENT AND LOAN SABR 205,** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FREEMONT INVESTMENT AND LOAN SABR 205**

**WITNESS** my hand, at office, this 23 day of May, 2006.

Nancy Collins
Notary Public

Commission Expiration: May 3 2009

NANCY COLLINS
Notary Public
State of Colorado

**PREPARED BY:**
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF14576

**PROPERTY ADDRESS:**
108-110 Highland Trace Cove
Nashville, Tennessee **37207**

**TAX PARCEL ID NUMBER:** 59-12-0-028.00

**PROPERTY OWNER AND ADDRESS MAIL TAX BILLS TO:**
GEORGE TARVER
108-110 HIGHLAND TRACE COVE
NASHVILLE, TN 37207

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Jefferson

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 IS $144,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT
Aviva J. Bush, Vice President

SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF May, 2006.

Nancy Collins
*NOTARY PUBLIC*

COMMISSION EXPIRATION: May 3 2009

NANCY COLLINS
Notary Public
State of Colorado

This Deed prepared with information furnished by Chicago Title Insurance Company,.
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