Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
606969

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-829
PAS# 0139501357

Davidson County DEEDWARR
Recvd: 08/03/06 10:53 3 pgs
Fees:18.00 Taxes:303.40
20060803-0094739

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 7 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 Jon Sewell, Grantee, the following land in Davidson County, Tennessee:

Being the South 50 feet of Lot No. 38 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of lot fronts 50 feet on the easterly side of Stockell Street and runs back between parallel lines, along the northerly margin of Vaughn Street, 170 feet to an alley.

Being the same property conveyed to Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc. by virtue of Trustee's Deed filed May 9, 2005 as instrument number 20050609-0065734.

Commonly known as: 1001 Stockell Avenue, 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
IT'S: Vice President Loan Documentation

Acknowledgment

State of Iowa
)ss.
County of Polk

On this day before me, a Notary Public, personally appeared Lynn Carder, **to me personally well-known, who acknowledged that he/she is the** Vice President, **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 7 **day of June, 2006.**

_____
Notary Public

My commission expires:

JANELLE SCHWEER
Commission Number 727989
My Commission Expires
April 19, 2007

_____
(Seal)

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, $82,000.00, 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 9th **day of June, 2006.**

Notary Public

KIMBERLY A. CAUTHERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:

(Seal)

My Commission Expires SEPT. 20, 2008

Property owner and party responsible for payment of taxes:
Jon Sewell
1001 Stockell Avenue
Nashville, TN 37207

Parcel #082-03-0-209.00

Return to:

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