RT1547
Return to:

**RESOURCE TITLE AGENGY OF TN, LLC**
**3931-B GALLATIN PIKE**
**NASHVILLE, TN 37216**

*This instrument prepared by:*
*Fidelity Residential Solutions*
*3227 E. 31st Street, #106*
*Tulsa, OK 74105*
*491105 323408203*
*Sarah Fiegenbaum*

Davidson County DEEDWARR
Recvd: 10/04/06 10:36 4 pgs
Fees:23.00 Taxes:839.90
20061004-0122911

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS 182-12-0-A-021.00 |
|---|---|---|
| Milton Moore Jr. | Milton Moore Jr. | |
| 624 Applejack Ct. | 624 Applejack Ct. | |
| Antioch TN. 37013 | Antioch TN. 37013 | |

*FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Wells Fargo Bank, NA as Trustee a National Banking Association organized and exisiting under the laws of the United States of America have this day bargained and sold, and do hereby transfer and convey unto the said* Milton Moore Jr. and wife Maria Moore

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

*See Attached Exhibit "A".*

*STATE OF* Tennessee
*COUNTY OF* Davidson *The actual consideration or value whichever is greater, for this transfer is $* 227,000.00

*Affiant*

*Subscribed and sworn to before me this the* 30 *day of* August, 2006

*Notary Public* Elaine Eversmeyer

*My commission expires:* 1-22-09
*(Affix Seal)*

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

***Reservation from and Exceptions to Conveyance and Warranty:***

*(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");*

*(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;*

*(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:*

*(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;*

*(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and*

*(6) Any conditions that would be revealed by a physical inspection and survey of the Property.*

*This is unimproved ( ), known as 624 Applejack Court, Antioch, TN 37013*
*improved ( )*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.*

*Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.*

*Witness our hand this* 30 *day of* August, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

*Wells Fargo Bank, NA as Trustee*
*By: Homeq Servicing Corporation, attorney in fact*

*By:* _____

*Printed Name:* Jeff Szymendera

*Its:* Vice President

*(Corporate Seal)*

*Acknowledgment*

*State of* NC

*County of* WAKE *ss.*

*On this day before me, a Notary Public, personally appeared* Jeff Szymendera, *to me personally well-known, who acknowledged that he/she is the* Vice President *of Homeq Servicing Corporation a corporation, as attorney in fact for Wells Fargo Bank, NA as Trustee, a national banking association, 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 national banking association as such attorney-in-fact by himself/herself as such officer.*

*Witness my hand and seal this* 30 *day of* August.

Tammy Simmons
*Notary Public*

*My commission expires:* 3-2-2011

*(Seal)*

TAMMY SIMMONS
NOTARY
My Comm. Exp.
March 2, 2011
PUBLIC
WAKE COUNTY, N. C.

**Power of Attorney of record in Instrument No 200608170101249 Register's Office for Davidson County, Tennessee.

*Exhibit "A"*

*BEING LOT NO. 303 ON THE PLAN OF APPLE VALLEY, SECTION I, AS OF RECORD AT INSTRUMENT NO. 20050809-0096488, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.*

*BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, NA AS TRUSTEE BY SUBSTITUTE TRUSTEE'S DEED DATED* June 15, 2006 *, 2006 AND RECORDED* June 30, 2006 *, 2006 IN INSTRUMENT NO.* 20060630 0078266 *, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.*