RT 1595

Davidson County DEEDWARR
Recvd: 10/12/06 10:24 4 pgs
Fees:23.00 Taxes:386.65

20061012-0126784

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
491953 323106591
Sarah Fiegenbaum

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
Michael J Residori and ~~Wendy J Residori~~	Michael J. Residori & Wendy Residori	*072-03-0-032.00*
1121 McChesney Ave	4636 Lebanon Pike #317	
~~NASHVILLE~~, TN ~~37207~~ #&@!¢	Hermitage TN 37076	

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 Michael ~~M~~ J Residori and Wendy J Residori husband and wife , as tenants by the entirety
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 $* 104,500.00

Affiant Amanda Scott

Subscribed and sworn to before me this the 6th *day of* October, 2006

Notary Public Elaine Eversmeyer

My commission expires: 1.24.09
(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 1121 McChesney Avenue, Nashville, TN 37216
improved (X)

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 29 *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: John Dunnery

Its: Vice President

(Corporate Seal)

Acknowledgment

State of NC
)ss
County of WAKE

On this day before me, a Notary Public, personally appeared John Dunnery, *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 29 *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. 200511140136805, Register's Office for Davidson County TENNESSEE.

EXHIBIT "A"

Being Part of Lot No. 223, on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description and further described as follows:

Beginning at an iron stake on the westerly side, at the property line of H. E. Woodside. Running in a northerly direction 205 feet to an iron stake; thence running in an easterly direction 50 feet to an iron stake; thence running in a southerly direction 205 feet to an iron stake, located on the northerly side of McChesney Avenue; thence in a westerly direction parallel with McChesney Avenue, 50 feet to beginning corner.

Being the same property conveyed to Thomas S Walker, married, and James E Blunkall, married, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States dated 08/18/2004 and recorded on 08/23/2004 in Instrument No. 20040823-0101568, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarissa Sebree by Warranty Deed from Thomas S Walker, married, and James E Blunkall, married, dated 12/30/2004 and recorded on 01/03/2005 in Instrument No. 20050103-0000306, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wells Fargo Bank, NA as Trustee by Substitute Trustee's Deed dated June 22, 2006 and recorded on July 18, 2006 in Instrument No. 20060718-0086094, Register's Office for Davidson County, Tennessee.