Davidson County DEEDWARR
Recvd: 12/27/06 10:33 3 pgs
Fees:18.00 Taxes:185.00
20061227-0159053

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2024-1127

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th day of December, 2006, by Wells Fargo Bank, NA 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 Tipton Randall Brown, Grantee, the following land in Davidson County, Tennessee:

Being a Condominium Apartment Building No. 9, Unit No. 7 of Mill Creek Club Condominium, Phase I, Section I, of record in Plat Book 5050, Page 103, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete and legal description.

Being the same property conveyed to Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc., by Trustee's Deed filed on June 30, 2006 as instrument number 20060630-0078271 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 7 Sycamore Court, Antioch, TN 37013

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, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

TRB

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc

BY: Mary Senseney
Mary Senseney
Assistant Vice President

ITS: _____

Acknowledgment

State of MD

County of Frederick)ss.

On this day before me, a Notary Public, personally appeared Mary Senseney **to me personally well-known, who acknowledged that he/she is the** _____, **of Wells Fargo Bank, NA 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 13 **day of** December, 2006.

Shanon Pedrick
Notary Public

My commission expires:

1/11/09
(Seal)

SHANON PEDRICK
Notary Public
Frederick County
MARYLAND
My Commission Expires January 11, 2009

SHANON PEDRICK NOTARY PUBLIC FREDERICK COUNTY

State of Tennessee
)ss.
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, $50,000.00 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 18th **day of** December, 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:
Tipton Randall Brown
7 Sycamore Court
Antioch, TN 37013

Parcel #162-16-0-A-044.00-CO

Return to:

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