Davidson County DEEDWARR
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Fees:23.00 Taxes:172.05

20070213-0018152

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
506126 320591019
Sarah Fiegenbaum

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ann Marie Moccio	Same	81-14-94.00
605 Windy Road		
Mt. Juliet, TN 37122		

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 Ann Marie Moccio

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

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

See attached Exhibit "A" for derivation clause

STATE OF
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 46,500.00.

Affiant _____

Subscribed and sworn to before me this the 8th day of February, 2007.

Notary Public _____

My commission expires:

(Affix Seal)

WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

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 2430 Underwood Street, Nashville, TN 37208
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 7th day of February, 2007, _____, 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 Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomEq Servicing, attorney in fact

By: Tanya Mitchell-Allen

Printed Name: Tanya Mitchell-Allen

Its: Assistant Vice President

(Corporate Seal)

Acknowledgment

State of NC

County of Wake)ss.

On this day before me, a Notary Public, personally appeared Tanya Mitchell-Allen Assistant Vice President, to me personally well-known, who acknowledged that he/she is the _____ of Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomEq Servicing, 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 7 day of feb 2007.

Kalpana Patel

Notary Public

My commission expires:

_____

(Seal)

KALPANA PATEL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires December 31, 2007

Power of Attorney of record as Instrument No. 20061130-0147631, in the Register's Office for Davidson County, Tennessee.

Exhibit "A"

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE REVISED PLAN OF FISK PARK, OF RECORD IN BOOK 2331, PAGE 114, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH 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 FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C. DATED OCTOBER 19, 2006 AND RECORDED OCTOBER 27, 2006 AS INSTRUMENT NO. 20061027-0133413, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.