SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF _____, 2007

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

AMY GERWIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT2851

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen E Perez	NEW OWNER	049-00-O 109.00
(NAME)	(NAME)	
~~3606 White Creek Pike~~		
(ADDRESS)	(ADDRESS)	
317 RED FEATHER LANE		
~~Nashville~~ TN ~~37207~~		
BRENTWOOD 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/09/07 10:57 2 pgs
Fees:13.00 Taxes:303.40

20070309-0029304

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Wachovia Bank N.A. a national banking association, as Trustee for Long Beach Mortgage Loan Trust 2002-2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Stephen E Perez , AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Real estate located in Davidson County, Tennessee, described as follows:

A tract of land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being Lot No. 4 of Block "B" on the Plan of Jack Burton's Subdivision, not of record, and described according to a survey made by James A. Hamilton, Jr., Surveyor, December 21, 1946, as follows:

Beginning at a point in the center of Whites Creek Pike at the common corner of Lots Nos. 4 and 5 on said plan; thence with the line between said Lots Nos. 4 and 5, South 58 deg. 15' West 355 feet to an iron pipe; thence southeastwardly 150 feet to an iron pipe; thence North 58 deg. 15' East 355 feet to a point in the center of said Whites Creek Pike; thence with the center of said Whites Creek Pike, northwestwardly 150 feet to the beginning.

Being the same property conveyed to Charles A. Fuller and wife, Amy Fuller by Warranty Deed from Lue Gertha Jordan, unmarried, by and through Natalkka Jordon dated April 16, 2002 and recorded April 22, 2002 in Instrument Number 20020422-0049197, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Wachovia Bank N.A. a national banking association, as Trustee for Long Beach Mortgage Loan Trust 2002-2 by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC., as substitute trustee, dated January 11, 2007, recorded January 26, 2007, of record in Instrument No. 20070126-0010836, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 3606 White Creek Pike Nashville 37207
improved
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Stephen E Perez, and his/her/their assigns, forever.

Said Wachovia Bank N.A. a national banking association, as Trustee for Long Beach Mortgage Loan Trust 2002-2., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Wachovia Bank N.A. a national banking association, as Trustee for Long Beach Mortgage Loan Trust 2002-2., has executed this deed this 23rd day of February, 2007

Wachovia Bank N.A. a national banking association, as Trustee for Long Beach Mortgage Loan Trust 2002-2 by Washington Mutual Bank, as Attorney in Fact

By Rosa Salgado

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Rosa Salgado, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Washington Mutual Bank, the Attorney in Fact of said Wachovia Bank N.A. a national banking association, as Trustee for Long Beach Mortgage Loan Trust 2002-2., the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 200604200045297 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 23rd day of February, 2007

Notary Public

My Commission expires: May 8, 2009

RUTH ELIZET CARRILLO
Commission # 1577139
Notary Public - California
Los Angeles County
My Comm. Expires May 8, 2009

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT2851