Davidson County DEEDWARR
Recvd: 03/15/07 10:45 3 pg
Fees:18.00 Taxes:259.00
20070315-0031691

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2024-1323
Client No. 0132719451

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 19th day of February 2007, by Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Daniel R. Cooke, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 22 on the Plan of the Village of Old Hickory, Section "E" Revised, of record in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Wells Fargo Bank, N.A. by Trustee's Deed filed for record December 21, 2006, as instrument number 20061221-0157073, in the Register's Office of Davidson County, Tennessee.

THIS property is subject to any and all matters as shown of record in Book 1424, Page 132, of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1605 Overton Street, Old Hickory, TN 37138

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.

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

Wells Fargo Bank, N.A.

BY: _____

Melanie Bycroft
Vice President Loan Documentation

ITS: _____

WELLS FARGO BANK, NATIONAL ASSOCIATION
WELLS FARGO

Acknowledgment

State of Iowa

County of Polk)ss.

On this day before me, a Notary Public, personally appeared Melanie Bycraft, **to me personally well-known, who acknowledged that he/she is the** VP, **of Wells Fargo Bank, N.A., 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 19 **day of February, 2007.**

(SEAL)

NOTARIAL SEAL IOWA
MEGAN DUNLEAVY
Commission Number 741932
My Commission Expires
July 27, 2009

_____
Notary Public

My commission expires: _____

State of Tennessee

County of Williamson)ss

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, $70,000.00, 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 21 day of February, 2007.

(SEAL)

KIMBERLY A. CAUTHERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Notary Public

My commission expires:_____

Property owner and party responsible for payment of taxes:
Daniel R. Cooke
300 Fletcher Ct.
Franklin, TN 37067

Parcel #053-03-0 389-00

Return to:

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