Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2024-1095
0022119143B

Davidson County DEEDWARR
Recvd: 04/04/07 08:38 3 pgs
Fees:18.00 Taxes:140.23
20070404-0040142

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 21st day of March 2007, by Wells Fargo Bank, NA.

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

BEING LOT NUMBER 49-A ZONE LOT DIVISION OF LOT NOS. 47, 48, 49, 50, AND 51 ON THE PLAN OF WILCOX SUBDIVISION, OF RECORD IN PLAT BOOK 6200 AT PAGE 428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Wells Fargo Bank, N.A. by Trustee's deed recorded 5/10/06 as Instrument No. 20060510-0054593.

Commonly known as: 3317 A Felicia Street, Nashville, TN 37209

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

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

BY: _____

ITS: Melanie Bycroft
Vice President Loan Documentation

Acknowledgment

State of Iowa
)ss.
County of Polk

On this day before me, a Notary Public, personally appeared Melanie Bycroft, **to me personally well-known, who acknowledged that he/she is the** Vice President, **of Wells Fargo Bank, NA, 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 21st **day of March 2007.**

(Seal)

_____
Notary Public

My commission expires:

JANELLE SCHWEER
Commission Number 727989
My Commission Expires
April 19, 2007

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, $37,900.00, 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 22nd day of March 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:
Wayne Allen
3317 A Felicia Street
Nashville, TN 37209

Parcel #092-09-0-344.00

Return to:

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