Davidson County DEEDWARR
Recvd: 04/09/07 10:08 3 pg
Fees:18.00 Taxes:172.05
20070409-0041550

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2024-1238
Client No. 0129394367B

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29 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 Troy Shafer, Grantee, the following land in Davidson County, Tennessee:

BEING a part of Lot I on the map of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, Page 151, Register's Office for said County, and being a part of a lot shown on a survey of part of said Lot 1 made by S. M. McMurray, of record in Book 421, page 8, said R.O.D.C. and being further described as Lot 8 on a unregistered copy of a subdivision of said Lot 1, made by T. D. Sanford, September 27, 1949, as follows:

Said Lot 8 fronts 43 ft. on the South side of Arrington Street or Avenue and runs back between parallel lines, parallel to and 129 ft. East of the easterly margin of North Fifth Street, 120.00 to a dead line.

Being the same property conveyed to Wells Fargo Bank, NA in Trustee's Deed filed as instrument number 20061016-0127701.

Commonly known as: 506 Arrington Street, Nashville, TN 37207

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.

15

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: _____

Mary C. Smith

ITS: Assistant Vice President

Acknowledgment

State of MARYLAND

)ss.

County of GARRETT

On this day before me, a Notary Public, personally appeared MARY C. SMITH**, to me personally well-known, who acknowledged that he/she is the** AVP**, 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 29 **day of March, 2007.**

(SEAL)

BEVERLY SCHISSLER NOTARY PUBLIC GARRETT CO., MD

_____

Notary Public

My commission expires: 10/20/2007

BEVERLY SCHISSLER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires: October 20, 2007

State of MARYLAND)ss
County of GARRETT

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, $46,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Mary C. Smith
Assistant Vice President

Subscribed and sworn to before me this 29 day of March, 2007.

(SEAL)

BEVERLY SCHISSLER NOTARY PUBLIC GARRETT CO. MD

Notary Public

My commission expires: 10/20/2007

BEVERLY SCHISSLER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 20, 2007

Property owner and party responsible for payment of taxes:
Troy Shafer
506 Arrington Street
Nashville, TN 37207

Parcel #08207047500

Return to:

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