S&K #: 06-CL0830

Davidson County DEEDWARR
Recvd: 04/09/07 14:12 2 pgs
Fees:13.00 Taxes:343.73
20070409-0041888

SPECIAL WARRANTY DEED

THIS DEED, between Property Asset Management, Inc. organized and existing under the laws of the United States of America, hereinafter called Grantor, and Craig Zeuner hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 18 on the Plan of Hidden Acres Subdivision, as shown on plat of record in Plat Book 1130 (erroneously shown as Plat Book 1138 in Deed of Trust), Page 89, in the Register's Office for Davidson County, Tennessee, further described as follows:

Said Lot Number 18 fronts 74 feet on the easterly side of Hartford Drive and runs back between lines 172 feet on the northerly line and 155 feet on the southerly line to a dead line in the rear which is a broken line and measures 77 feet thereon.

This legal description is identical with that in Deed recorded in Instrument No. 20060314-0029094 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument No. 20061214-0154474 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Property Asset Management, Inc.

Title: Ami Curtis
Assistant Vice President

By: Wells Fargo Bank, N.A., its attorney in fact

STATE OF Maryland
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ami Curtis of Wells Fargo Bank, N.A. as Attorney-in-Fact for Property Asset Management, Inc. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 2nd day of April, 2007.

Jean Toms
NOTARY PUBLIC

JEAN TOMS
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
My Commission Expires May 11, 2010

My Commission Expires: _____

STATE OF TN
COUNTY OF Shelby

I 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, is $92,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 2nd day of April, 2007

Clay Schnadelbach
Notary Public

CLAY SCHNADELBACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 29, 2010

My commission expires: 6/29/2010

Property Address: 2712 Hartford Dr, Nashville, TN

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Craig Zeuner
6893 SW 18th St 201
Boca Baton, FL 33433

Map & Parcel 119100159.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119