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Davidson County DEEDWARR
Recvd: 05/15/07 10:01 2 pgs
Fees:13.00 Taxes:240.50
20070515-0057902

SPECIAL WARRANTY DEED

THIS DEED, between Wells Fargo Financial, organized and existing under the laws of the United States of America hereinafter called Grantor, and Jason Bockman, 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:

LAND in Davidson County, being Lot Number 237, on the map of a part of Rayon City, Old Hickory, Tennessee, as of record in Book 843, Page 13, in the Register's Office for Davidson County, Tennessee. Said Lot 237 fronts 50 feet on the southeasterly side of Rayon Drive and runs back 149 feet on the northeasterly line, and 154.7 feet on the southwesterly line to a 12.5 foot reserved strip and measures 50.25 feet thereon.

BEING the same property conveyed to Lonna Darlene Oxford by deed from David White and wife, Valorie White, dated April 29, 2003, of record in Instrument No. 20030513-0064332, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20041217-0150437 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20041217-0150437, 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.

Wells Fargo Financial

BY: _____

Melanie Bygroft
Vice President Loan Documentation

Title: _____

STATE OF Iowa
COUNTY OF Polk

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melanie Bycroft with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the VP of Wells Fargo Financial, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as VP.

WITNESS my hand and Official Seal at Office this 8 day of May, 2007.

Megan Dunleavy
Notary Public

MEGAN DUNLEAVY
Commission Number 741932
My Commission Expires
July 27, 2009

My Commission Expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $65,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Melanie Bycroft
Vice President Loan Documentation

WITNESS my hand and Official Seal at Office this 8 day of May, 2007.

Megan Dunleavy
Notary Public

My Commission Expires:

MEGAN DUNLEAVY
Commission Number 741932
My Commission Expires
July 27, 2009

Property Address: 123 Rayon Drive, Old Hickory, TN 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Jason Bockman
2847 Meadow Glen
Mt. Juliet, TN 37122

S & K File # 06-CL0697

Map & Parcel - 44-9-30

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