Davidson County DEEDWARR
Recvd: 06/01/07 14:01 4 pgs
Fees:23.00 Taxes:237.17

20070601-0065265

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
506121 323164566
Sarah Fiegenbaum

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		83-13-230.00
John Price	John Price	
167 Guill Road	167 Guill Road	
Mt.Juliet, Tn 37122	Mt. Juliet, TN 37122	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Wells Fargo Bank, NA as Trustee a National Banking Association organized and exisiting under the laws of the United States of America have this day bargained and sold, and do hereby transfer and convey unto the said ____ John Price ___ Unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 64,100.00

Affiant Stacy Tottut

Subscribed and sworn to before me this the 30th day of May 2007

Notary Public

My commission expires: 11-22-10
(Affix Seal)

ZANA C. PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 514 S 11th Street, Nashville, TN 37206
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 23 day of May, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wells Fargo Bank, NA as Trustee
By: Barclays Capital Real Estate, Inc., a Delaware Corporation, d/b/a Homeq Servicing, attorney in fact

By: Jeff Szymendera

Printed Name: Jeff Szymendera

Its: Vice President

(Corporate Seal)

Acknowledgment

State of NC

County of Wake ss.

On this day before me, a Notary Public, personally appeared Jeff Szymendera, to me personally well-known, who acknowledged that he/she is the Vice President of Barclays Capita Real Estate, Inc., a Delaware Corporation, D/B/A Homeq Servicing a corporation, as attorney in fact for Wells Fargo Bank, NA as Trustee a national banking association, 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 national banking association as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 23 day of May 2007

Tammy Simmons
Notary Public

My commission expires: 3-2-2011

TAMMY SIMMONS
NOTARY PUBLIC
Wake County, North Carolina
My Commission Expires March 2, 2011

*** POwer of Attorney of record as Instrument #20061130-0147631 0147631
in the Register's Office for Davidson County, Tennessee

Exhibit "A"

THE FOLLOWING DESCRIBED REAL ESTATE TOGETHER WITH ALL AFTER ACQUIRED TITLE OF THE GRANTOR AND ALL IMPROVEMENTS THEREUPON:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF MAYLINE WEAKLEY'S SUBDIVISION OF CONFEDERATE HILL, A SUBDIVISION OF LOT NO. 26, HOBSON'S ADDITION TO EDGEFIELD, AS SHOWN ON THE PLAT OF RECORD IN BOOK 332, PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 11 FRONTS 50 FEET ON THE WESTERLY SIDE OF 11TH STREET (FORMERLY SMITH STREET) AND RUNS BACK BETWEEN PARALLEL LINES 202 FEET, MORE OR LESS, TO A 16 FOOT ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, NA AS TRUSTEE, BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS SUBSTITUTE TRUSTEE, DATED OCTOBER 19, 2006 AND RECORDED OCTOBER 30, 2006, OF RECORD AT INSTRUMENT NO. 20061030-0134019, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.