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Davidson County DEEDWARR
Recvd: 06/05/07 13:33 3 pgs
Fees:18.00 Taxes:166.50
20070605-0067016

Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 154 Charlois Boulevard Winston-Salem, NC 27103	2125 14th Avenue North Nashville, TN 37208	Epandco Holdings, LLC 2125 14th Avenue North Nashville, TN 37208	EPANDCO REAL ESTATE NEW OWNER Tax Parcel ID #:081.03-0-117.00

Grantor(s):	Grantee(s):
WELLS FARGO BANK, MINNESOTA, NA AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN TRUST 2000-3 (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, feminine, and neuter as in each case required by context.)	EPANDCO HOLDINGS, LLC to hold as Fee Simple

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for a good and valuable consideration to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of Tennessee, and being hereinafter described as follows:

BEING LOT NO. 26 IN THE SUBDIVISION OF LOTS NOS. 21 AND 30 OF THE BUENA VISTA PLAN OF LOTS WHICH PLAN IS OF RECORD IN BOOK 57, PAGE 26 AND 27 R.O.D. DAVIDSON COUNTY, TENNESSEE.

SAID LOT 26 FRONTS 50 FEET ON THE WEST SIDE OF NANCE STREET AND RUNS BACK BETWEEN PARALLEL LINES 148 FEET TO AN ALLEY, AND BEING THE SAME PROPERTY CONVEYED TO HERMAN D. DOOCHIN BY JAMES F. COVINGETON, CLEARLY AND MASTER OF RECORD IN BOOK 1556, PAGE 615, R.O.D., TENNESSEE.

THIS CONVEYANCE IS SUBJECT ~~TO ANY AND ALL~~ RESTRICTIONS, EASEMENTS, SETBACK LINES, CONDITIONS, PLAT OF RECORD, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

SALE WAS ADVERTISED AND MADE AS TRUSTEE ONLY, WITHOUT COVENANTS OR WARRANTIES OF TITLE, EXPRESS OR IMPLIED, SUBJECT TO ANY GOVERNMENTAL ZONING OR SUBDIVISION ORDINANCES IN EFFECT THEREON AND THIS CONVEYANCE IS

SO MADE. HOWEVER, GRANTOR, AS TRUSTEE, BUT NOT OTHERWISE, HEREBY ASSIGNS AND SETS OVER TO GRANTEE ALL OF THE COVENANTS AND WARRANTIES CONTAINED IN THE DEED OF TRUST RECORDED AT INSTRUMENT NO. 200007100068011, REFERRED TO THEREIN.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. 2007 and subsequent years property taxes
2. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds at INSTRUMENT NUMBER 20061215-0154786.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 17th day of May, 2007.

WELLS FARGO BANK, MINNESOTA, NA AS TRUSTEE
FOR DELTA FUNDING HOME EQUITY LOAN TRUST
2000-3 by Attorney in Fact COUNTRYWIDE HOME
LOANS, INC.

STATE OF TENNESSEE }
} *ss.*
COUNTY OF DAVIDSON }

Before me, the undersigned a Notary Public in and for said state and county, personally appeared Jim Stanton (name), Asst. Secretary(title) of COUNTRYWIDE HOME LOANS, INC., Attorney-in-fact for WELLS FARGO BANK, MINNESOTA, NA AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN TRUST 2000-3,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath acknowledged himself to be Asst. Secretary of

COUNTRYWIDE HOME LOANS, INC., the attorney in fact for WELLS FARGO BANK, MINNESOTA, NA AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN TRUST 2000-3, the bargainer, and that he as such _____, being authorized so to do, executed the foregoing

instrument for the purposes therein contained by signing the name of COUNTRYWIDE HOME LOANS, INC. as attorney-in-fact for WELLS FARGO BANK, MINNESOTA, NA AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN TRUST 2000-3 by himself as Asst. Secretary (title) of COUNTRYWIDE HOME LOANS, INC..

Witness my hand and seal of office this the 17th day of May, 2007.

Notary-Public, Chan Many

My Commission Expires: 02/24/2010



STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $45,000.

Affiant

STATE OF TEXAS }
} ss.
COUNTY OF COLLIN }

Sworn to and Subscribed before me this 17th day of May, 2007.

Notary-Public, Chan Many

My Commission Expires: 02/24/2010

