Bk 5

Davidson County DEEDWARR
Recvd: 06/18/07 11:06 4 pgs
Fees:23.00 Taxes:160.21

20070618-0072476

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
504635 5521933
Sarah Fiegenbaum

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth Nguyen	Same	133-07-307.00
5440 Reagan Run		
Antioch TN 37013		

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, Wachovia Bank of Delaware, National Association 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 Kenneth Nguyen

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.

Derivation information included in Exhibit "A"

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 43,300.00

Affiant _____

Subscribed and sworn to before me this the 14th day of June, 2007.

Notary Public _____

My commission expires:

(Affix Seal)

WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

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 312 Norway Court, Nashville, TN 37211
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 5th day of June, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wachovia Bank of Delaware, National Association By: Barclays Capital Real Estate, Inc., a Delaware Corporation, d/b/a Homeq Servicing, attorney in fact

By: _____

Printed Name: _____

Its: Jeff Szymendera
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 VP. of Barclays Capital Real Estate, Inc., a Delaware Corporation, d/b/a Homeq Servicing, attorney in fact for Wachovia Bank of Delaware, National Association 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 5 day of June.

Mae Harrington
Notary Public

My commission expires:

_____
(Seal)

MAE HARRINGTON
NOTARY PUBLIC
Wake County, North Carolina
My Commission Expires August 25, 2007

POWER OF ATTORNEY RECORDED CONTEMPORANEOUSLY HEREWITH AS INSTRUMENT NO 20070618-0072415, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10B OF THE SAME LOT DIVISION OF LOTS 6, 7 AND 10 THROUGH 20, PHASE I, VALLEY VEIW TERRACE, AS OF RECORD IN PLAT BOOK 5200, PAGE 531, AMENDING PLAT BOOK 5200, PAGE 77, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WACHOVIA BANK OF DELAWARE, NATIONAL ASSOCIATION BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, LLC, SUBSTITUTE TRUSTEE, DATED OCTOBER 5, 2006, RECORDED OCTOBER 23, 2006, OF RECORD IN INSTRUMENT NUMBER 200610230130880, IN THE REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.