Davidson County DEEDWARR
Recvd: 06/29/07 10:47 3 pgs
Fees:18.00 Taxes:1332.00
20070629-0077780

Instrument prepared by and return to:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2024-1157
Client No. 014114234B

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20th day of June, 2007, by Wells Fargo Bank, NA successor by merger to Wells Fargo Home.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Neal Lampley and Kenneth R Savage, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19, Block 9 on the Plan of Resubdivision of Part of Royal Oaks Subdivision, as of record in Plat Book 647, Page 167, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the Plan of Resubdivision of Part of Royal Oaks Subdivision, of record in Plat Book 547, page 167, Register's Office for said County.

2) Easement of record in Book 5818, page 873, Register's Office for said County.

3) Restrictions of record in Book 1541, page 197, Register's Office for said County.

Being the same property conveyed to Wells Fargo Bank, N.A. by Trustees Deed filed for record on August 4, 2006 as instrument number 20060804-0095274 recorded in the Registers Office of Davidson County, Tennessee.

Commonly known as: 4312 Sunnybrook Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc.

BY: _____

ITS: Melanie Bycroft Vice President Loan Documentation

WELLS FARGO BANK, NATIONAL ASSOCIATION ☆ WELLS FARGO

Acknowledgment

State of Iowa

)ss.

County of Polk

On this day before me, a Notary Public, personally appeared Melanie Bycroft**, to me personally well-known, who acknowledged that he/she is the** VP**, of Wells Fargo Bank, NA successor by merger to Wells Fargo Home, a corporation, 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 corporation by himself/herself as such officer.**

Witness my hand and seal this 20 **day of June, 2007.**

(SEAL)

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

_____
Notary Public

My commission expires: _____

State of Iowa
)ss
County of Polk

I, or we, 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, $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melanie Bycroft
Vice President Loan Documentation

Affiant

Subscribed and sworn to before me this 20 **day of** June **, 2007.**

(SEAL)

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

Notary Public

My commission expires:_____

Property owner and party responsible for payment of taxes:
Neal H Lampley
4312 Sunnybrook Drive
Nashville, TN 37205

Parcel #13003003600

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211