Box 5

Davidson County DEEDWARR
Recvd: 07/26/07 08:58 4 pgs
Fees:23.00 Taxes:462.50
20070726-0088647

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
518447 9867996
Sarah Fiegenbaum

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Roberts	Same.	95-12-O-A-198.00 CO
604 Hibbitts Court		
Nashville, TN 37214-2845		

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, NA 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 Angela Roberts

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 $ 125,000.00

Affiant Angela M. Roberts

Subscribed and sworn to before me this the 25th day of July, 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 604 Hibbits Court, Nashville, TN 37214
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 17th day of July, 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, NA
By: Barclays Capital Real Estate, Inc., a Delaware Corporation, d/b/a Homeq Servicing

By: _____

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 VP of Barclays Capita Real Estate, Inc., a Delaware Corporation, D/B/A Homeq Servicing a corporation, as attorney in fact for Wachovia Bank of Delaware, NA, 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 17 day of July, 2007

_____
Notary Public

My commission expires:

_____
(Seal)

KALPANA PATEL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires December 24, 2007

**** Power of Attorney of record as Insturment No. 20070618-0072475, in the Register's Office for Davidson County, Tennessee.

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 24 ON THE PLAN OF LAKELAND, PHASE TWO, SECTION TWO, AS OF RECORD IN PLAT BOOK 7900, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WACHOVIA BANK OF DELAWARE, NA BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE, DATED February 2, **200** 7, **RECORDED** February 27, **200** 7, **IN ~~BOOK~~** * , **~~PAGE~~** _____, **IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

* - Instrument No. 20070227-0024104