Davidson County DEEDWARR
Recvd: 08/15/07 10:41 2 pgs
Fees:13.00 Taxes:114.70

20070815-0097530

S&K #: 06-CL0774

SPECIAL WARRANTY DEED

THIS DEED, between Wells Fargo Bank, NA, organized and existing under the laws of the United States of America hereinafter called Grantor, and L. Shane Whitehead, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in the 13th Civil District of Davidson County, Tennessee, to wit:

The southwesterly part of Lot Number 31 on the unrecorded plan of Brattonview Subdivision at Bordeaux, being more particularly described as follows:

BEGINNING at a point in the southeasterly side of Courtney Avenue, said point being the southwesterly front corner of the property conveyed to A. A. Dugger and wife, Sallie L. Dugger, of record in Book 3702, Page 201, Register's Office for Davidson County, Tennessee; thence leaving Courtney Avenue and with the southerly line of the Dugger property and in a southeasterly direction 213.4 feet more or less to a point in the center line of the Tennessee Electric Power Company Easement of record in Book 787, Page 2, Register's Office; thence with the center line of said easement and in a southwesterly direction 160.75 feet more or less to a point in the northeasterly margin of Bellefield Avenue; thence in a northwesterly direction 222.5 feet more or less to a point in the beginning of a curve to the right; thence around said curve and in a northeasterly direction 41.2 feet more or less to a point in the southeasterly margin of Courtney Avenue; thence with the margin of said Avenue and in a northeasterly direction 139 feet more or less to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Book 10335, Page 570 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20070124-0009764, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

WELLS FARGO BANK, NATIONAL ASSOCIATION

Wells Fargo Bank, NA

BY: _____

Title: Melanie Bycraft
Vice President Loan Documentation

STATE OF Iowa
COUNTY OF Polk

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melanie Byerly with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the VP of Wells Fargo Bank, NA, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as VP.

WITNESS my hand and Official Seal at Office this 11 day of July, 2007.

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

Notary Public

My Commission Expires: _____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $31,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

~~JODI CORNELIUS~~
~~Vice President Loan Documentation~~

WITNESS my hand and Official Seal at Office this 3rd day of August, 2007.

SCEDELLA WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06/18/2011

Notary Public

My Commission Expires: _____

Property Address: 2118 Courtney Avenue, Nashville, TN 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
L. Shane Whitehead
5137 Grand Oak Way
Brentwood, TN 37027

S & K File # 06-CL0774

Map & Parcel - 069120077.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119