THIS INSTRUMENT PREPARED BY:
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BOX 13
 # 13643

Davidson County DEEDWARR
Recvd: 09/07/07 13:15 2 pgs
Fees:13.00 Taxes:101.01
20070907-0107643

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8 day of August, 2007, by and between WACHOVIA BANK OF DELAWARE, its successors and assigns, hereinafter called Grantor, and Robert Balgemann, his heirs and assigns, hereinafter called Grantee, *And wife, Angie Balgemann

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

The land referred to in this Commitment is described as follows: Land in Davidson County, Tennessee, being Lot No. 33, Plat of Apache Hills, Section 5, part 2, of record in Plan Book 5050, Page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20070321-0034477, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this

8 day of August, 2007.

WACHOVIA BANK OF DELAWARE

BY: _____
Donna Whitney, Assistant Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

Before me, the undersigned Notary Public in and for said County and State, personally appeared DONNA WHITNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be an Assistant Vice President of WACHOVIA BANK OF DELAWARE, NA, the within named bargainor, a Corporation, and that such, executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Wachovia Bank of Delaware.

Witness my hand and Official Seal at office this 8 day of August, 2007.

JEANNIE BOUCHARD
Notary Public, State of Florida
My comm. exp. July 22, 2011
Comm. No. DD 697397

Jeannie Bouchard
Notary Public

My Commission Expires:

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Property Address: 4016 Navaho Trail, Nashville, TN 37211
Parcel # 148/15/125

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Robert Balgemann
173 Riverchase Drive
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 27,300.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF August, 2007.

Heidi Jo Clayton
Notary Public
My Commission Expires: 7-25-09

Heidi Jo Clayton
Notary Public
My Comm. Exp. 07/25/09
State of TENNESSEE
Davidson County