Davidson County DEEDWARR
Recvd: 11/26/07 09:58 3 pgs
Fees:18.00 Taxes:162.80
20071126-0136813

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Map/Parcel: 07205000800

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Wells Fargo Bank Minnesota, N.A., as Trustee under the Agreement dated March 1, 2001, P. O. Box 18001, Hattiesburg, MS 39404,** hereby bargain, sell, transfer and convey unto **Charles R. Williams, III and wife, Richard Annette Williams**, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 6 on the Map of Section 1, Joywood Heights, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Wells Fargo Bank Minnesota, N.A., as Trustee under the Agreement dated March 1, 2001, P. O. Box 18001, Hattiesburg, MS 39404, by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated October 24, 2007, and recorded at Instrument No. 20071025-0126413, said Register's Office.

Property is improved and known as: 2015 Oakwood Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **Charles R. Williams, III and wife, Richard Annette Williams**, their heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 16th day of November, 2007.

WELLS FARGO BANK MINNESOTA, N.A.
AS TRUSTEE UNDER THE AGREEMENT
DATED MARCH 1, 2001.

BY: REGIONS BANK, ATTORNEY IN FACT

By: Marianne Garner Lee
Its: Vice President

REGIONS BANK CORPORATE SEAL

STATE OF MISSISSIPPI :
COUNTY OF Forrest :

Before me, the undersigned, of the State and County aforesaid, personally appeared Marianne Garner Lee, Vice President, of Regions Bank, 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 Vice President of Regions Bank as Attorney in Fact for WELLS FARGO BANK MINNESOTA, N.A., TRUSTEE, the within named bargainor, a corporation, and that he/she as such Vice President of Regions Bank executed the foregoing instrument for the purpose therein contained, by virtue of a Power of Attorney recorded at Instrument No. _____, said Register's Office.

Witness my hand and official seal at Hattiesburg, MS, this 16th day of November, 2007

Nancy J. Harrington
Notary Public

NANCY J. HARRINGTON, LAMAR COUNTY, MS NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES JUNE 15, 2010

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NAME NEW OWNER(S):
Mr. & Mrs. Charles R. Williams, III
4116 Creek Trail Dr.
Whites Creek, TN 37189

SEND TAX BILLS TO:
NEW OWNERS

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $44,000.00

Charles R. Williams III
Affiant

Subscribed and sworn to before me this 20th day of November, 2007.

Traci Brooks
Notary Public

My Commission Expires:

TRACI BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. JAN. 18, 2011
SUMNER COUNTY