Record 15+

This Instrument prepared by:	Please send tax notice to the following: + newowner
U.S. Land Title, LLC	Juan Pablo Reyes
4875 Olde Towne Parkway, Suite 150	164 HARRINGTON AVENUE
Marietta, GA 30068	MADISON, TN 37115

Return to:
Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119

File # 75009276
REO # 30333330
Parcel #05201008000
Address: 164 HARRINGTON AVENUE, MADISON, TN 37115

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Amresco Residential Securities Corporation Mortgage Loan Trust 1998-3**
, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Juan Pablo Reyes,** (herein referred to as "Grantee"), his/her/their/its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

Davidson County DEEDWARR
Recvd: 02/19/08 10:49 3 pgs
Fees:18.00 Taxes:166.50
20080219-0015727

WITNESS this the 13 day of Feb, 2008

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Amresco Residential Securities Corporation Mortgage Loan Trust 1998-3 **By: Ocwen Loan Servicing, LLC, as its Attorney In Fact**

By:
Its: **KEITH CHAPMAN**
VA REO Closing Manager

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

STATE OF FLORIDA)
COUNTY OF ORANGE)

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared _____, 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 authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee, its successors and assigns, by Ocwen Loan Servicing, LLC, as its attorney in fact and as the free act and deed of the within named Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee.

WITNESS my hand and seal at office this 13 day of Feb, 2008.

MELISSA GONZALEZ
MY COMMISSION # DD 702839
EXPIRES: December 7, 2011
Bonded Thru Notary Public Underwriters

Notary Public, My commission expires:

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 45,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me before me on the date written above.

My Commision Expires

Notary Public

MELISSA GONZALEZ
MY COMMISSION # DD 702839
EXPIRES: December 7, 2011
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Described Property located in Davidson County, Tennessee, to wit:

Lot Number 40, Block "A" on the Plan of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made a more complete legal description.

The last deed of record is Substitute Trustee's Deed, recorded in Instrument Number 20071003-0117795, in the Register's Office of Davidson County, Tennessee.

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 20071003 at Page 0117795 in the aforesaid County and State.

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