Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V7000-421
1100229903

Davidson County DEEDWARR
Recvd: 03/05/08 09:59 3 pgs
Fees:18.00 Taxes:277.50
20080305-0021973

# SPECIAL WARRANTY DEED
## (Corporation)

Special warranty deed made on the 24th day of January, 2008, by Property Asset Management Inc., Grantor, by its duly authorized attorney in fact Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Leah L. Mc Neil, Grantee, the following land in Davidson County, Tennessee:

A certain condominium unit in Davidson County, Tennessee described as follows:

Unit No. 1, lot 1 in a horizontal property regime as shown on the condominium site plan of Bianca Square Condominiums, as of record in book 5200 page 661 and book 5800 page 101 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Property Asset Management, Inc., by Trustee's Deed, record in the Register's Office of Davidson County, Tennessee as Instrument Number 20071113-0132686.

Commonly known as: 324 Stewart Ferry Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

**IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.**

**Property Asset Management Inc. by its duly authorized attorney in fact Wells Fargo Bank, N.A., record in the Register's Office of Davidson County, Tennessee as Instrument Number _____.**

**BY:** Jeff Greissinger

**ITS:** Assistant Vice President

**Acknowledgment**

**State of** SC

**)ss.**

**County of** Lancaster

**On this day before me, a Notary Public, personally appeared** Jeff Greissinger **to me personally well-known, who acknowledged that he/she is the** Assistant Vice President **of Wells Fargo Bank, N.A., a corporation, as attorney-in-fact for Property Asset Management Inc., a corporation, 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 corporation as such attorney-in-fact by himself/herself as such officer.**

**Witness my hand and seal this** 24 **day of January, 2008.**

**(Seal)**

Charletta W. Benj

**Notary Public**

**My commission expires:** _____

Charletta W. Benjamin
NOTARY PUBLIC
South Carolina
My Commission Expires 11/6/2017

State of Tennessee
)ss.
County of Williamson

**I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

**Affiant**

**Subscribed and sworn to before me this 31st. day of January, 2008.**

**(Seal)**

**Notary Public**

**My commission expires:** 9/20/08

Wells Fargo Bank, N.A., successor
by merger to Wells Fargo Home
Mortgage, Inc. as Attorney In Fact fo

**Property owner and party responsible for payment of taxes:**
**Leah Leeann Mc Neil**
**324 Stewart Ferry Pike**
**Nashville, TN, 37214**

**Map No. 096 07 0A 028.00**

**Return to:**

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211