Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/25/08 09:01 4 pgs
Fees:23.00 Taxes:268.25

20080325-0029526

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-071101504A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Jim Allen	SEND TAX BILL TO: Jim Allen	MAP/PARCEL NUMBERS: 063-02-0-047.00
(Name)	(Name)	
504 Logwood Briar Cir (Address)	same (Address)	
Brentwood TN 37027 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Wells Fargo Bank National Association, as Trustee for Freemont Investment & Loan SABR 2005-FR1 by: Saxon Mortgage Services Inc as attorney in fact, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Jim Allen, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1517 MOHAWK TRAIL, Madison, TN, 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 11th day of March 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Wells Fargo Bank National Association, as Trustee for Freemont Investment & Loan SABR 2005-FR1 by: Saxon Mortgage Services Inc as attorney in fact

By: Margaret M Fagan

Name: Margaret M. Fagan

Its: AVP

POWER OF ATTORNEY OF RECORD @ INSTR 20070910-0108068

State of Colorado
County of Jefferson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Margaret M. Fagen who acknowledged to me that she/he is AVP (Title of person signing) of Saxon Mtg. Services Inc (Name of Company), the attorney-in-fact for Wells Fargo Bank N.A., a Corp., and that in its capacity as attorney-in-fact for Wells Fargo Bank NA she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Wells Fargo Bank NA and Saxon Mtg. Services Inc to do so.

Given under my hand and seal this the 11 day of March, 2008.

COURTNEY C ACOSTA
Notary Public
State of Colorado

Notary Public

My Commission Expires: 8-16-2011

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 72500.00

Affiant

Subscribed and sworn to before me this 3-17-08.

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 8-9-09

RE: 1517 MOHAWK TRAIL, Madison, TN 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 127, SECTION 4, NAWAKA HILLS, POWWOW ADDITION, as shown on plat of record in Plat Book 974, Page 26, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wells Fargo Bank National Association, as Trustee for Freemont Investment & Loan SABR 2005-FR1 by: Saxon Mortgage Services Inc as attorney in fact by Substitute Trustee's Deed dated July 12, 2007, recorded July 23, 2007 in Instrument No. 20070723-0087000, in the Register's Office of Davidson County, Tennessee.

RE: 1517 MOHAWK TRAIL, Madison, TN 37115

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1517 MOHAWK TRAIL, Madison, TN 37115