Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-1583
0133760702

Davidson County DEEDWARR
Recvd: 04/08/08 09:39 3 pgs
Fees:18.00 Taxes:310.80
20080408-0035357

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20th **day of** March, **2008, by Wells Fargo Bank, N.A.**

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Barry Downer,* Grantee, the following land in Davidson County, Tennessee:

*unmarried

Lot 65, Section I, Primrose Meadows Subdivision on lat of record in Plat Book 4675, Page 18, in the register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more description of said property.

Being the same property conveyed to Federal National Mortgage Association by the Trustee's Deed of record as Instrument No. 20070521-0060014 recorded on May 21, 2007 at the Register's office of Davidson County, Tennessee.

Being the same property conveyed to Wells Fargo Bank, N.A. by the Quit Claim Deed of record as Instrument No. 20080408003536 **at the Register's office of Davidson County, Tennessee.**

Commonly known as: 220 Connare Drive, Madison, TN 37115

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 his 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.

Wells Fargo Bank, N.A.

BY: _____

Joseph Barry
Vice President Loan Documentation

ITS: _____

WELLS FARGO BANK, NATIONAL ASSOCIATION
WELLS FARGO

Acknowledgment

State of Iowa

County of Polk)ss.

On this day before me, a Notary Public, personally appeared Joseph Barry, **to me personally well-known, who acknowledged that he/she is the** V.P., **of Wells Fargo Bank, N.A., 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 by himself/herself as such officer.**

Witness my hand and seal this 20th **day of** March, 2008.

_____
Notary Public

My commission expires: 10/20/09

RAY ALLAN
Commission Number 743512
My Commission Expires
October 20, 2009

(Seal)

State of Iowa

County of Polk)ss.

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, $84,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Joseph Barry Vice President Loan Documentation

Subscribed and sworn to before me this 20th **day of** March, 2008.

Notary Public

My commission expires: 10/20/09

(Seal) RAY ALLAN Commission Number 743512 My Commission Expires October 20, 2009

Property owner and party responsible for payment of taxes:
Barry Downer
220 Connare Drive
Madison, TN 37115

Parcel #03316008400

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211