SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 15 day of **April, 2008** by and between, **Wachovia Bank, National Association,** hereinafter called Grantor, **Chan McCullough,** hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of Davidson, State of Tennessee, to wit:

Lots 86 and 87 on the Map of Cumberland Nurseries Subdivision, as shown on plat of record in Plat Book 161, Page 139 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Commonly Known as: 304 Joyner Drive, Nashville, TN 37211

Subject to 2008 Davidson County Taxes hereby assumed by the Grantee.

Being all or part of the same property described in Substitute Trustee's Deed under Davidson County Register's Instrument Number 20071220-0146101.

Tax Parcel Number: 119-5-269.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Wachovia Bank, NA
BY: SPECIALIZED LOAN SERVICING
AS ATTORNEY-IN-FACT

BY: _____

TITLE: Kathryn L. Berthiaume
~~Assistant Vice President~~

Davidson County DEEDWARR
Recvd: 05/13/08 12:52 2 pg
Fees:13.00 Taxes:197.95

20080513-0049243

STATE OF Colorado
COUNTY OF Denver

Before me, a Notary Public in and for said State and County, personally appeared Kathryn L. Berthiaume, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged herself to be the Assistant Vice President of Specialized Loan Servicing., the Attorney In Fact for **Wachovia Bank, NA,** the within named bargainor, and that she as such Assistant Vice President, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Wachovia Bank, NA,** by Specialized Loan Servicing., as Attorney In Fact, by herself as such.

WITNESS my hand and Notarial Seal at office this 15 day of April, 2008.

SEAL KELLY KILCREASE
NOTARY PUBLIC
STATE OF COLORADO

Kelly Kilcrease
Notary Public
My commission expires: 5/23/11

STATE OF Colorado
COUNTY OF Denver

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $53,500.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 15 day of April, 2008

My Commission Expires: 5/23/11

Kelly Kilcrease
Notary Public

KELLY KILCREASE
NOTARY PUBLIC
STATE OF COLORADO

Owner's Mailing Address:
Chan McCullough
905 Travelers Crt
Nashville TN 37220

Property Address:
304 Joyner Avenue
Nashville, TN 37211

Person or entity responsible for
The payment of taxes:

Owners address

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
File No: 08-0357MB

Return To:

FEARNLEY & CALIFF, PLLC
565 MARRIOTT DRIVE
SUITE 850
NASHVILLE, TN 37214