Davidson County DEEDWARR
Recvd: 09/05/08 09:06 4 pgs
Fees:23.00 Taxes:310.80
20080905-0090986

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-080700534A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Bancroft O'Quinn	SEND TAX BILL TO: Bancroft O'Quinn	MAP/PARCEL NUMBERS:
(Name) P.O. Box 274	(Name) Same As New Owner	062070064100
(Address) Hermitage, TN 37076	(Address)	
(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, Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc, its attorney-in-fact, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Bancroft O'Quinn, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1028 Neely Bend Road, 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 8/22/08, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc, its attorney-in-fact

By: Cheryl A Anderson, A.V.P.

Name: Cheryl A. Anderson

Its: A.V.P.

State of Colorado
County of Jefferson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Cheryl A. Anderson who acknowledged to me that (she)/he is A.V.P. (Title of person signing) of Saxon Mortgage (Name of Company), the attorney-in-fact for Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc, its attorney-in-fact, and that in its capacity as attorney-in-fact for Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc, its attorney-in-fact she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc, its attorney-in-fact and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 22 day of AUGUST, 2008.

AMANDA L HENRY-NIEBUR
Notary Public
State of Colorado

Amanda L Henry-Niebur
Notary Public
My Commission Expires: 10/29/2011

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $84,000.00

Affiant

Subscribed and sworn to before me this 29th day of August, 2008

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RE: 1028 Neely Bend Road, Madison, TN
TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS 2/27/2008

NSR-08070053-4A
08/13/08 @ 10:31 AM

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: 1028 Neely Bend Road, Madison, TN 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section IV, Madison Heights Subdivision, of record in Book 2330, page 87, said Register's Office.

Said Lot 3, fronts 139 feet on the south side of Neely's Bend Road and runs back between parallel lines 320 feet to a dead line.

Being the same property conveyed to Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc, its attorney-in-fact by Substitute Trustee's Deed recorded 3/24/05 in Instrument No 20080324-0028724 by the Register's Office of Davidson County, Tennessee.

RE: 1028 Neely Bend Road, Madison, TN 37115