Davidson County DEEDWARR
Recvd: 09/15/08 11:34 2 pgs
Fees:13.00 Taxes:303.40
20080915-0094068

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of **August, 2008** by and between, **Wachovia Bank, National Association,** hereinafter called Grantor, **Wesley G. Smiley**, 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:

Lot 15 on the plan of Mulberry Downs, Phase I, as shown on plat of record in Plat Book 7900, Page 86 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: 1028 Mulberry Way, Nashville, TN 37207

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 200805190050992.

Tax Parcel Number: 50.03-0B-015.00

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: Kathryn L Berthiaume

Kathryn L. Berthiaume
TITLE: Assistant Vice President

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 22nd. day of August, 2008.

-SEAL-

D Mathis
Notary Public
My commission expires:

D. MATHIS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Dec. 19, 2009

STATE OF _____
COUNTY OF _____

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 $82,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Kathryn L Berthiaume AVP
Affiant Specialized Loan Servicing
As: Attorney In Fact

Subscribed and sworn to before me this the 22nd day of August, 2008

D Mathis
Notary Public

My Commission Expires:

D. MATHIS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Dec. 19, 2009

Owner's Mailing Address:
Creola Smiley
1028 Mulberry Way
Nashville, TN 37207

Property Address:
1028 Mulberry Way
Nashville, TN 37207

Person or entity responsible for
The payment of taxes:
New South Federal
P.O. Box 202028
Florence, SC 29502-2028

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
File No: 08-0545MB