G#4102-2 BOX #14A

Davidson County DEEDWARR
Recvd: 10/17/08 15:09 3 pgs
Fees:18.00 Taxes:159.10
20081017-0104738

This document prepared by (and after recording return to):

Name: WELLS FARGO BANK, N.A., FOR THE BENEFIT OF DLJ MORTGAGE CAPITAL, INC.
Firm c/o U. S. Land Title, LLC
Address: 1900 The Exchange Building 500 Atlanta, GA 30339
Phone: (770) 977-0933
Loan No. 84054006
USLT No. 85001452

Other File No. 84054006

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WELLS FARGO BANK, N.A., FOR THE BENEFIT OF DLJ MORTGAGE CAPITAL, INC., a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **JOHN TIMOTHY GREGATH and wife, LAWANA KAY GREGATH,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by the Grantor by instrument recorded in INSTRUMENT NO. 20080222-0017441 in the aforesaid County and State.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 14th day of October, 2008

WELLS FARGO BANK, N.A., FOR THE BENEFIT OF DLJ MORTGAGE CAPITAL, INC.
BY: COUNTRYWIDE HOME LOANS SERVICING LP

By: _____
Evelyn Waithaka
Its: Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, Sandra J. Robinson notary public of the State and County mentioned, personally appeared Evelyn Waithaka who, upon oath, acknowledged him/herself to be Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for WELLS FARGO BANK, N.A., FOR THE BENEFIT OF DLJ MORTGAGE CAPITAL, INC., the within named bargainor, and that he/she as such Assistant Secretary, being authorized to do so, executed the foregoing instrument in behalf of WELLS FARGO BANK, N.A., FOR THE BENEFIT OF DLJ MORTGAGE CAPITAL, INC. as the Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for WELLS FARGO BANK, N.A., FOR THE BENEFIT OF DLJ MORTGAGE CAPITAL, INC. and declared that he/she in his/her capacity as Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for WELLS FARGO BANK, N.A., FOR THE BENEFIT OF DLJ MORTGAGE CAPITAL, INC.

WITNESS my hand and seal at office this 14th day of October, 2008.

_____
Notary Public, My commission expires: 3/15/2011
Sandra J. Robinson

SANDRA J ROBINSON
My Commission Expires
March 15, 2011

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $43,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant / Evelyn Waithaka

Subscribed and sworn to me before me on the date written above.

SANDRA J ROBINSON
My Commission Expires
March 15, 2011

NOTARY PUBLIC / SANDRA J. ROBINSON
MY COMMISSION EXPIRES: 3/15/2011

Tax ID No.: 05010012400	
Transfer Tax: $	ADDRESS NEW OWNERS AND
Drafted by and return to after recording:	**Send new tax bills to:**
WELLS FARGO BANK, N.A., FOR THE BENEFIT OF DLJ MORTGAGE CAPITAL, INC.	JOHN TIMOTHY GREGATH and LAWANA KAY GREGATH 5001 Traceway Drive
	Nashville, TN 37221
,	,
File No: 85001452	
Client No.: 84054006	
Other No: 84054006	

EXHIBIT "A"

Legal Description

Being Lot No. 31, Revised Section Two, on the Plan of Village by the Creek, of record in Book 5200, Page 784, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Wells Fargo Bank, N.A., for the benefit of DLJ Mortgage Capital, Inc., by Substitute Trustee's Deed dated January 25, 2008, from Reconstruct Company, as Substitute Trustee, of record in Instrument No. 20080222-0017441, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.

THIS is improved property known as: 3620 Village Trail, Nashville, TN 37207.

Map 050-10-0, Parcel 124.00