Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-1218
0156781338

Davidson County DEEDWARR
Recvd: 12/18/08 11:02 3 pgs
Fees:18.00 Taxes:111.00
20081218-0121107

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 9 day of December, 2008, by EMC Mortgage Corporation, by its duly authorized Attorney in fact Wells Fargo Bank N.A., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Christopher R. Lee, Grantee, the following land in Davidson County, Tennessee:

Land lying in Davidson County, Tennessee, described as follows, to-wit:
Being Lot No. 31 on the Plan of Roth's Subdivision of Lot No. 22 in Dr. Boyd's McNairy's Addition to Nashville, of record in Book 57, Page 147, RODC, Tennessee.

Being the same property conveyed to EMC Mortgage Corporation in Trustee's Deed filed as instrument number 20080714-0071661.

Commonly known as: 720 Lena Street, Nashville, TN 37208.

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.

EMC Mortgage Corporation, by its duly authorized Attorney in fact Wells Fargo Bank N.A.

POA: instrument # 20081218-0121106

BY: _____

ITS: NICOLE ROBINSON Vice President Loan Documentation

Acknowledgment

State of Iowa

County of Polk **ss.**

* Vice President Loan Documentation

On this day before me, a Notary Public, personally appeared Nicole Robinson **to me personally well-known, who acknowledged that he/she is the** V.P. **of** Wells Fargo Bank, N.A. **, a corporation, as attorney-in-fact for EMC Mortgage Corporation, 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 as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 9 **day of** December, 2008.

_____

Notary Public

My commission expires:

7/27/2009

NOTARIAL SEAL IOWA

MEGAN DUNLEAVY
Commission Number 741932
My Commission Expires
July 27, 2009

State of TENNESSEE
)ss.
County of WILLIAMSON

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, $30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 17th day of December, 2008.

Notary Public

My commission expires:

07/16/2011
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Christopher R. Lee
2609 Albion Street
Nashville, TN 37208

Map No. 092-06-0-534.00

Return to:

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