SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090020220 DEEDWARR
Recvd: 03/27/09 10:16 2 pgs
Fees:13.00 Taxes:407.00
20090327-0027553

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March 2009

Notary Public

MY COMMISSION EXPIRES: 10/05/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency
3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

RT8499

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W Peebles	New Owner	060-03-0 104.00 /
(NAME)	(NAME)	
3119 Larkspur Drive	11	
(ADDRESS)	(ADDRESS)	
	11	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Services 2005-FFH1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Michael W Peebles, Unmarried

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 85 on the plan of Oak Park, Section 1, as of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eddie L. Murray, married man, by Warranty Deed from Clifton J. Gooch Jr., and wife, Peggy V. Gooch dated April 22, 2005 and recorded April 29, 2005 in Instrument Number 20050429-0047783, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Services 2005-FFH1 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated October 2, 2008 and recorded October 13, 2008 in Instrument Number 20081013-0102947, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3119 Larkspur Drive Nashville 37207
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Michael W Peebles, and his/her/their assigns, forever.

Said Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Services 2005-FFH1, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Services 2005-FFH1, has executed this deed this 2nd day of February, 2009

Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Services 2005-FFH1 by Wilshire Credit Corporation, Attorney in Fact

By Alicia M. Laster

V. Widlow

STATE OF OR

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Alicia M. Laster, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signer of Wilshire Credit Corporation , the Attorney in Fact of said Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Services 2005-FFH1, the within named bargainor, and that he/she as such Authorized Signer, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20060411-0041416, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 2nd day of February, 2009

Notary Public

My Commission expires: 9-25-11

OFFICIAL SEAL
M. PAPSTO
NOTARY PUBLIC-OREGON
COMMISSION NO. 421721
MY COMMISSION EXPIRES SEPT. 25, 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT8499