This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

BILL GARRETT, Davidson County
Trans:T20090024605 DEEDWARR
Recvd: 04/14/09 14:10 3 pgs
Fees:18.00 Taxes:120.25
20090414-0033775

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO (NEW OWNER):

David Birchett and Paula Birchett, husband and wife

3091 Cainsville Road

Lebanon, TN 37090

****

PROPERTY ADDRESS:

3237 Crowe Drive, Nashville, Tennessee 37218

****

MAP PARCEL NUMBERS: 080.08-0-032.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wachovia Bank, National Association** (Grantor), **whose mailing address is 4600 South Syracuse Street, Denver, CO 80237**, has this day bargained and sold, and does hereby transfer and convey unto **David Birchett and Paula Birchett, husband and wife** ("Grantee"), **whose mailing address is 3091 Cainsville Road, Lebanon, TN 37090**, its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 3237 Crowe Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2009, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Asst. V. P. on this the 20th day of March, 2009.

Grantor: **Wachovia Bank, National Association, by Specialized Loan Servicing, as Attorney in Fact, pursuant to Power of Attorney of record as Instrument No. 20090414-0033774, in the Davidson County Register of Deeds**

By: Kathryn L Berthlaume

Name: Kathryn L. Berthlaume
Assistant Vice President

Title: Specialized Loan Servicing
As: Attorney In Fact

STATE OF Colorado

COUNTY OF Denver

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Kathryn L. Berthiaume with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Assistant Vice President of Specialized Loan Servicing, as Attorney in Fact for **Wachovia Bank, National Association**, and that K. Berthiaume, as such Asst. V. P., executed the foregoing instrument by signing the name of the company by ~~himself~~/herself as Asst. V. P..

Witness my hand and seal at Office in Denver, Colorado, this 20th day of March, 2009

D Mathis
Notary Public

My Commission Expires: 12/19/2009

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

****

STATE OF Colorado

COUNTY OF Denver

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $32,500.00.

AWD Affiant

Subscribed and sworn to before me this the 20th day of March, 2009.

Specialized Loan Servicing
As: Attorney In Fact

D Mathis
Notary Public

My Commission Expires: 12/19/2009

EXHIBIT "A"

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

Being Lot No. 326 on the Plan of BORDEAUX GARDENS, Section I, as of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Johnny Darren Wilmoth by Warranty Deed dated September 12, 2005 of record as Instrument No. 20050922-0114118, in the Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 20050922-0114118 in the Register's Office of Davidson County, TN.

BEING the same property conveyed to Wachovia Bank, National Association by Substitute Trustee's Deed dated November 6, 2008 and recorded as Instrument 20081211-0119485 in the Register's Office of Davidson County, TN.

This is improved property, known as 3237 Crowe Dr., Nashville, TN 37218

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223