Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-1983
0082706623

BILL GARRETT, Davidson County
Trans:T20090027055 DEEDWARR
Recvd: 04/24/09 10:29 3 pgs
Fees:18.00 Taxes:266.40
20090424-0037209

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16th day of April 2009, by Wells Fargo Bank N.A., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Roger J. Rotoni II, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 2 on the Plan of West Park 3rd Addition, as shown on plat of record in Plat Book 3106, Page 84, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Wells Fargo Bank, N.A. by Trustee's Deed filed March 9th, 2009 as Instrument No. 20090309-0020472 in the Register's Office of Davidson County, Tennessee

Commonly known as: 6201 Morrow Road, Nashville, TN 37209

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.

Wells Fargo Bank N.A.

BY: Janene Brennan

JANENE BRENNAN
Vice President Loan Documentation

ITS: _____

Acknowledgment

State of Iowa
)ss.
County of Polk

On this day before me, a Notary Public, personally appeared Janene Brennan, to me personally well-known, who acknowledged that he/she is the VP of Loan Documentation, of Wells Fargo Bank N.A., 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 by himself/herself as such officer.

Witness my hand and seal this 16 day of April, 2009.

_____
Notary Public

My commission expires: 04/02/2012

(Seal)

MARK HANSEN
Commission Number 747706
My [illegible]
April 2, 2012

WELLS FARGO BANK, NATIONAL ASSOCIATION
WELLS FARGO

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, $72,000.00, 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 22nd day of April, 2009.

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:
Roger J Rotoni II
14304 Old Hickory Boulevard
Cave Ridge TN 37013

Parcel #091-01-0-064.00

Return to:

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