PREPARED BY:
WACHOVIA Mortgage
15770 N. DALLAS PARKWAY, Ste1050
Dallas, TX 75248

BOX 13
14925

BILL GARRETT, Davidson County
Trans:T20090029762 DEEDWARR
Recvd: 05/05/09 13:52 2 pgs
Fees:13.00 Taxes:273.80

20090505-0041138

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of April, 2009, by and between **Wachovia Mortgage FSB f/k/a World Savings Bank**, a national banking association organized and existing under and by virtue of the laws of the United States, Party of the First Part; and **Randolph E. Paige and Patricia A. Paige**, *husband and wife, Parties of the Second Part;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Party of the First Part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Parties of the Second Part the following described real estate, as being in Nashville, County of Davidson, State of Tennessee, to-wit:

All that certain real property situated in the County of Davidson State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot: #17 on the Plan of A.W. Willis' Addition to Northeast Nashville, as of record in Book: #57, Page: #82, Register's Office for said county.

Being the same property conveyed to Wachovia Mortgage, FSB f/k/a World Savings Bank, by deed of record in Instrument No. 20090120-0004976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's office for the aforesaid County.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments there unto belonging or in any wise appertaining unto the said Parties of the Second Part, their heirs and assigns in fee simple forever.

THE SAID PARTY OF THE FIRST PART does hereby covenant with the said Parties of the Second Part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said Party of the First Part or as the result of an affirmative act of the Party of the First Part, but not further or otherwise.

IN WITNESS WHEREOF, Party of the First Part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Wachovia Mortgage FSB f/k/a World Savings Bank

BY: _____,
Angela Moran, REO Asset Manager

BY: _____,
Elaine Zubiaga, REO Sales Rep

STATE OF Texas:
COUNTY OF Dallas:

PERSONALLY appeared before me, **Angela Moran**, its **REO Asset Manager** and **Elaine Zubiaga**, its **REO Sales Rep**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are authorized by **Wachovia Mortgage FSB, f/k/a World Savings Bank**, to execute this instrument on behalf of the same.

WITNESS my hand, at office, this the 28th day of April, 2009.

_____
NOTARY PUBLIC

TRISH MARIE FREIS
MY COMMISSION EXPIRES
July 5, 2011

My Commission Expires:
July 5, 2011

STATE OF Tennessee:
COUNTY OF Davidson

I, or we hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in which property transferred, whichever is greater is $74,000.00 which amount is equal to or greater than the amount which command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me the 28th day of April, 2009.

KABEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires:
1-21-2013

NAME AND ADDRESS OF THE PROPERTY OWNER:
Randolph E. Paige
Patricia A. Paige
~~1024 N. 8th St.~~
~~Nashville, TN 30207~~
25809 Via Candice Ct.
Valencia, CA. 91355

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF TAXES:
Bank of America
801 Crescent Centre Dr Ste. 510
Franklin, Tn 37067

MAP-PARCEL NUMBERS
~~59-10A-174~~
082-04
125.00