BILL GARRETT, Davidson County
Trans:T20090039571 DEEDWARR
Recvd: 06/15/09 11:38 5 pgs
Fees:28.00 Taxes:155.40
20090615-0055258

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
617223 5482208
Diane Scocos

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS 071-11-270.00
John P. Hood & Kelly A. Tipler	Same.	
1305 Tremont Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Wachovia Bank of Delaware, NA a national banking association organized and exisiting under the laws of the United States of America have this day bargained and sold, and do hereby transfer and convey unto the said John P. Hood and Kelly A. Tipler

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Affiant John P. Hood

Subscribed and sworn to before me this the 12th day of June, 2009.

Notary Public

My commission expires:

(Affix Seal)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 1410 Lischey Avenue, Nashville, TN 37207
improved (x)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 02 day of June, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wachovia Bank of Delaware, NA
By Barclays Capital Real Estate Inc., A Delaware Corporation, d/b/a HomEq Servicing attorney-in-fact

By: _____

Printed Name: Noriko Colston

Its: Assistant Secretary

(Corporate Seal)

STATE OF
COUNTY OF

On this day before me, _____, a Notary Public personally appeared _____, to me personally well-known, who acknowledged that he/she is the _____ of Barclays Capital Real Estate Inc., A Delaware Corporation, d/b/a HomEq Servicing , a corporation, as attorney-in fact for Wachovia Bank of Delaware, NA , a national banking association , 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 national banking association as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal, this _____ day of _____, _____.

_____ (This area for official notarial seal)
Notary Public
My Commission Expires:

State of California }
County of Sacramento } ss.

On JUN 0 2 2009 before me, H. Clapp, Notary Public, personally appeared Noriko Colston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature

H. CLAPP
COMM. # 1786268
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO CO.
EXP. DEC 22, 2011

Power of Attorney of record as Instrument No. 20090420-0035632, in the Register's Office for Davidson County, Tennessee.

Exhibit "A": Legal Description.
Wachovia Bank of Delaware, NA.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots 56 and 57 on the Plat of Highland Land Company's Subdivision as of record in Plat Book 421, page 14, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Wachovia Bank of Delaware, NA, by Substitute Trustee's Deed, from Nationwide Trustee Services, Inc., as Substitute Trustee, by Germaine Duncan, Vice President, dated March 26, 2009, recorded May 4, 2009, of record in Instrument No. 200905040040286, Register's Office of Davidson County, Tennessee.