Record 1st

S&K #: 09-015631

SPECIAL WARRANTY DEED

THIS DEED, between Wachovia Mortgage Corporation, organized and existing under the laws of the United States of America hereinafter called Grantor, and Ben Edwards and Andrea Edwards, husband and wife, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee to wit:

Unit 2007 B on the Plan of Galbraith Heights Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit "C" to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 200602070015031, Register of Deeds Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20070822-0100438 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20090226-0016923, in said Register's Office.

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

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Wachovia Mortgage Corporation

BILL GARRETT, Davidson County
Trans:T20090045010 DEEDWARR
Recvd: 07/06/09 10:57 2 pgs
Fees:13.00 Taxes:2479.00
20090706-0062455

BY: _____
Edwin F. Slavin
Title: Vice President

SEAL

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sawin F. Slavin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Wachovia Mortgage Corporation, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this 29 day of April, 2009.

CARRAY YOUNG
Notary Public, State of Florida
My Comm. exp. Feb. 4, 2013
Comm. No. DD 858336

Notary Public

My Commission Expires: 2/4/13

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $670,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 15 day of May, 2009.

Notary Public

My Commission Expires: _____

Property Address: 2007 B Galbraith Drive, Nashville, TN 37215

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ben Edwards and Andrea Edwards
2007 B Galbraith Dr.
Nashville, TN 37215

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

S & K File # 09-015631

Map & Parcel - 131020R00200CO

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119