Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Returned to:

PAMELA G. HIGDON
684 Granwood Blvd.
Old Hickory, TN 37138

BILL GARRETT, Davidson County
Trans:T20090049488 DEEDWARR
Recvd: 07/22/09 12:34 3 pgs
Fees:18.00 Taxes:155.40
20090722-0068783

SPECIAL WARRANTY DEED

T009-043772 PRO

THIS INDENTURE, made and entered into as of the 18 day of June, 2009, by and between

WACHOVIA MORTGAGE CORPORATION

Hereinafter referred to as Grantor, and

PAMELA G. HIGDON, A SINGLE WOMAN

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of FORTY TWO THOUSAND AND 00/100 ($42,000.00) DOLLAR cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Instrument Number 200809240097017, of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate, that the Grantor has a good right to sell and convey the same; that the same is unencumbered except:

As set out above.

And that the title and quiet possession thereto Grantor will warrant and forever defend 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, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Amy Garbett
Amy Garbett

WACHOVIA MORTGAGE CORPORATION

BY: _____
Edwin F. Slavin
Vice President

STATE OF Florida }
COUNTY OF Duval }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Edwin F. Slavin with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the Vice President of the within bargainor, and that he/she as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such _____.

Witness my hand, at offices, the 18 day of June, 2009.

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

Carray Young
Notary Public
Commission expires: 2/4/13
Carray Young

VALUATION AFFIDAVIT

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 is ~~$89,200.00~~ * which amount is equal to or greater than the *42,000.00 amount which the property transferred would command at a fair voluntary audit.

P.P.

Paula Rose
Affiant Paula Rose

Subscribed and sworn to before me this 24 day of June, 2009.

Notary Public Jason R. Gold
Commission Expires 11/8/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
PAMELA G. HIGDON	PAMELA G. HIGDON	1200 8th Street Old Hickory, TN 37138
684 Granwood Blvd.	684 Granwood Blvd.	MAP PARCEL NO.:
Old Hickory, TN 37138	Old Hickory, TN 37138	44-14-0-080.00

EXHIBIT A

LEGAL DESCRIPTION

THE DESCRIBED PROPERTY LOCATED IN THE FOURTH (4TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, TO WIT:

LOT NUMBER 50 ON THE MAP OF ROLLING GREEN SUBDIVISION, SECTION 1, OF RECORD IN BOOK 1424, PAGES 75 AND 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DECRIPTION OF SAID PROPERTY.

SAID LOT NUMBER 50 FRONTS 90 FEET ON THE NORTH SIDE OF 8TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE. BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, LLP TO WACHOVIA MORTGAGE CORP. BY DEED RECORDED 9/24/08, IN INSTRUMENT NO. 20080924-0097017, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 1200 8TH STREET, OLD HICKORY, TN 37138

Parcel ID #: 44-14-0-080.00

Preparer File No. ANA20096665