SPECIAL WARRANTY DEED

STATE OF TENNESSEE / TEXAS
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00

Brad Fortson, Assistant Secretary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BARBARA DURHAM
My Commission Expires
June 12, 2012

Return to:

NA TITLE CORP
803-796-5066
3231 SUNSET BLVD, SUITE B
WEST COLUMBIA, SC 29169

Nattn09-9022

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee, 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELDON SPRAKER	Eldon Spraker	
(NAME)	(NAME)	
1207 Ainlay Drive	6000 Ellesmere Dr.	107-13-0 074.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2004-D01, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2004-D01**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ELDON SPRAKER**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 297 on the Plan of Miro Meadows, Second Addition, of record in Plat Book 1424, page 112, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20090708-0063818, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing in plat of record in Plat Book 1424, page 112, said Register's Office; and (c) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604.

unimproved ☐

This is improved ☒ property, known as 1207 Ainlay Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090063843 DEEDWARR
Recvd: 09/18/09 08:54 2 pgs
Fees:13.00 Taxes:94.35

20090918-0087101

Witness my hand this 9 day of Sept, 2009.

WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2004-D01, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2004-D01

BY: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS

Brad Fortson

BY: Brad Fortson

IT'S: Brad Fortson, Assistant Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Brad Fortson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Brad Fortson, Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2004-D01, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2004-D01, the within named bargainor, and that he or she as such _____(Officer) being authorized to do so, executed the foregoing instrument on behalf of WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2004-D01, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2004-D01, as the _____ (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2004-D01, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2004-D01, and declared that he or she as such _____ (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____ executed this instrument as the free act and deed of WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2004-D01, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2004-D01.

WITNESS my hand and official seal this 9 day of Sept., 2009.

Barbara Durham
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
BARBARA DURHAM
My Commission Expires
June 12, 2012