BILL GARRETT, Davidson County
Trans:T20090074828 DEEDWARR
Recvd: 11/03/09 11:29 3 pgs
Fees:18.00 Taxes:440.30

20091103-0101508

Return To:
MH&S Law Firm
Williamson Ct, Ste 201
ntwood, TN 37027
615-377-3319

This instrument was prepared by:
Advantage Title and Escrow
3354 Perimeter Hill Drive, Ste. 142
Nashville, Tn 37211

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of October, 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 Candace Amadasun, unmarried woman, Parties of the Second Part;

W I T N E S S E T H:

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, situated lying and being in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Described property located in Davidson County, Tennessee, being Lot: #460; on the Plan of Haynes Manor, Section #3, as of record in Book #4175, page: #11; Register's Office for said county, Tennessee, to wit:

Said Lot: #460 fronts a 83.00 feet on the southwesterly side of Craveth Drive and extends back 130.00 feet on the northwesterly line and 104.1 feet on the southeasterly line to a dead line in the rear measuring 69.2 feet thereon

BEING the same parcel conveyed to Wachovia Mortgage FSB, f/k/a World Savings Bank, FSB by Substitute Trustee's Deed dated June 23, 2009, of record in Instrument No. 20090710-0064401, in the Register's Office for Washington County, Tennessee.

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: _____,
Dina Brasil, REO Sales Representative

BY: _____,
Carrie Hurst, REO Manager

STATE OF : California
COUNTY OF : Alameda

PERSONALLY appeared before me, Dina Brasil, its **REO Sales Representative** and Carrie Hurst, its **REO Manager**, 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 28 day of October, 2009.

_____
NOTARY PUBLIC

My Commission Expires:

Sept. 24, 2013

MICHAEL REAMS
COMM. #1865968
NOTARY PUBLIC-CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Sept. 24, 2013

STATE OF : Tennessee
COUNTY OF Williamson:

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 $119,000 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 28 day of October, 2009.

_____
NOTARY PUBLIC

My Commission Expires:
1/7/2013

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF THE PERSON OR ENTITY

PROPERTY OWNER:
Candace Amadasum
3857 Craveth Drive
Nashville, Tennessee
37207

RESPONSIBLE FOR THE PAYMENT OF TAXES:
New Owner

MIP # 59/11/104