FRN09-2211

Return to:
FOUNDATION
TITLE AND ESCROW, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
New Owner :
Kenneth Thomas

2922 Dobbs Ave
Nashville TN 37211

BILL GARRETT, Davidson County
Trans:T20090075256 DEEDWARR
Recvd: 11/04/09 10:36 3 pgs
Fees:18.00 Taxes:280.83
20091104-0101892

****

PROPERTY ADDRESS:

2922 Dobbs Avenue, Nashville, Tennessee 37211

****

MAP PARCEL NUMBERS: 119.14-0-142.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wachovia Bank, National Association** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto **Kenneth Thomas** ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 2922 Dobbs Avenue, Nashville, Tennessee 37211.

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

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2009, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

DOB 2922

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Asst. V.P. on this the 11th day of September, 2009.

Grantor: **Wachovia Bank, National Association, by Specialized Loan Servicing, as Attorney in Fact, pursuant to Power of Attorney of record as Instrument No. 20091104010189, in the Register's Office For Davidson County, Tennessee**

By: Specialized Loan Servicing
As: Attorney in Fact
By: [signature] 9/11/09
Kelly Singh, AVP

Name: _____

Title: _____

STATE OF CO

COUNTY OF Denver

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Kelly Singh with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Assr VP of Specialized Loan Servicing, as Attorney in Fact for **Wachovia Bank, National Association**, and that Kelly Singh, as such Asst. V.P., executed the foregoing instrument by signing the name of the company by himself/herself as Asst. V.P.

Witness my hand and seal at Office in Denver, CO, this 11th day of September, 2009.

GLENA HARTLEY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 08/29/2011

_____
Notary Public

My Commission Expires: _____

GLENA HARTLEY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 08/29/2011

****

STATE OF CO

COUNTY OF Denver

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $75,900.00.

[signature]
Affiant

Subscribed and sworn to before me this the 10th day of September, 2009.

_____
Notary Public

My Commission Expires: _____

GLENA HARTLEY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 08/29/2011

Escrow No.: FRN09-2211

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 8 of Block "C" on the plat of Woodbine Courts as of record in Plan Book 1130, page 39, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wachovia Bank, National Association, by Substitute Trustee's Deed from Germaine Duncan, as Trustee for Nationwide Trustee Services, Inc., dated July 9, 2009 and recorded in Instrument No. 20090720-0067680, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Emilio Palacios and Mima Elizabeth Quiteno, by Warranty Deed from Clifton C. Murphy and Dixie R. Murphy, dated November 29th, 2005 and recorded in Instrument No. 20060117-0005947, Register's Office for Davidson County, Tennessee.

Return TO:

Foundation Title and Escrow, LLC
9175 Carothers Parkway
Suite 110
Franklin, TN 37067