BILL GARRETT, Davidson County
Trans:T20090079359 DEEDWARR
Recvd: 11/23/09 10:08 3 pgs
Fees:18.00 Taxes:240.50
20091123-0107272

This instrument was prepared by:
Rels Settlement Services
5700 Smetana Drive
Suite 400
Minnetonka, MN 55343
877-813-7316
Fast # 909168

CORPORATE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 11/13/2009, by and between Wells Fargo Financial Tennessee 1, LLC, party of the first part, and Denis R. Colby, party of the second part,

WITNESSETH: 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 party of the second part the following Real Estate, situated in the City of Nashville, County of Davidson, State of Tennessee, to wit:

All of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining situated in the Davidson County, Tennessee, described as follows:

Being Lot No. 11 of Block "C on the Map of Woodbine Courts, Part I, as of record in Book 1130, page 39, said register's office. Said Lot No. 11 fronts 75 feet on the easterly side of Dobbs Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to the party of the first part, herein shown in:
Deed of record in: Book , Page No. or Instrument No.: 200908190078104
in said Registor's office.

This conveyance is made subject to:

1) Taxes which have been assumed by Grantee;
2) All restrictions of record;
3) All easements of records;
4) All visible easements;
5) All matters appearing on the plan of record;
6) All applicable governmental and zoning regulations.

Parcel ID # 119.14-0-145.00

X Improved OR
_____ Unimproved

Property located at: 2916 DOBBS AVENUE, NASHVILLE, TN 37211

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second party that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Wells Fargo Financial Tennessee 1, LLC

Andrea L. Hall

By: Andrea L Hall

Its: Vice President

****

Owners Name: Denis R. Colby
And address: 243 Sunrise Ave, Nashville TN 37211

Mail Tax bills to:

Denis R. Colby
243 Sunrise Ave,
Nashville TN 37211

State of Iowa

County of Polk

Before me, Heather Bode (name of notary) of the State and County mentioned, personally appeared Andrea L Hall with whom I personally am acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Vice President (title) of Wells Fargo Financial Tennessee 1, LLC the within named bargainor, a corporation, and that such Vice President (title), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as Vice President (title).

Witness my hand and Seal at the office in Urbandale, IA this 11-5-09 (date).

Heather Bode
Notary Public

HEATHER BODE
Commission Number 749126
My Commission Expires
September 27, 2010

My Commission Expires: 9-27-10

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 65,000.00 which amount is equal or greater than the amount which the property was transferred would command at a fair and voluntary sale.

Ann Pellett
Affiant Ann Pellett

Subscribed and sworn to me this 11/19/2009.

Notary Public

LAURA L. BIRD
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2010

My Commission Expires: _____