BOX 13
15476

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 19th day of November, 2009, by and between **Wells Fargo Bank, N.A. , Successor by Merger with Wachovia Mortgage, FSB**, a national banking association organized and existing under and by virtue of the laws of the United States, Party of the First Part; and Ilan David, Parties 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 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:

Being the northerly 50 feet of Lot #386 on the Plan of McGavock, Wetmore and others Second Addition to Nashville, called The Addition to The Town of McGavock, as of record in Book #21, Page #41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same parcel conveyed to World Savings Bank, FSB FKA Wachovia Mortgage FSB of record in Instrument No. 20090903-0082832, in the Register's Office for Davidson County, Tennessee. World Savings Bank, FSB FKA Wachovia Mortgage FSB now known as Wells Fargo Bank, N.A., Successor by Merger with Wachovia Mortgage, FSB.

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.

BILL GARRETT, Davidson County
Trans:T20090082856 DEEDWARRSP
Recvd: 12/08/09 10:48 2 pgs
Fees:13.00 Taxes:253.45
20091208-0112204

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.

Wells Fargo Bank, N.A., Successor by Merger with Wachovia Mortgage, FSB.

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 **Wells Fargo Bank, N.A., Successor by Merger with Wachovia Mortgage, FSB** , to execute this instrument on behalf of the same.

ESI1 KELLI DENTONE COMM #1749403 Notary Public-California ALAMEDA COUNTY My Comm. Exp. June 7, 2011 ESI1

WITNESS my hand, at office, this the 18 day of November, 2009.

NOTARY PUBLIC

My Commission Expires:
10/7/11

STATE OF: Tennessee
COUNTY OF Davidson.

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 $68,500.00 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 18th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 3/20/2010

LaTrece McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

NAME AND ADDRESS OF THE PROPERTY OWNER:
Ilan David
6547 West 83rd Street
Los Angeles, CA 90045

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF TAXES:
new owner

Map 81-11
Parcel 199