BILL GARRETT, Davidson County
Trans:T20090083331 DEEDWARRSP
Recvd: 12/10/09 09:23 3 pgs
Fees:18.00 Taxes:795.13
20091210-0112773

This instrument was prepared by:
Rels Settlement Services
5700 Smetana Drive
Suite 400
Minnetonka, MN 55343
877-813-7316
Fast # 868892

CORPORATE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 12/4/09, by and between Wells Fargo Financial Tennessee 1, LLC, party of the first part, and Middle TN Properties, 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:

The following property, to wit:

Land in Davidson County, Tennessee, being parts of Lots 19 and 20 of Block 20 on the Plan of College Park, of record in Book 843, page 29, Register's Office for said County, described partly according to a survey made by S.R. Sanford Jr., Civil Engineer, June 6, 1939, as follows:

Beginning at a point on the southerly margin of Woodvale Drive, 123 feet 6 inches westerly from the westerly margin of the Old Glendale car Line right-of-way, said point being also 123 feet 6 inches from the northeast corner of said Lot No. 19; thence, with the southerly margin of said Drive, westwardly 100 feet to a point 110 feet easterly from the common corner of Lots Nos. 18 and 19 on the said Plan; thence southwardly 167.5 feet; thence westerly 80 feet to a point 70 feet 5/8 inch westerly from the westerly margin of said Old Glendale Car Line right-of-way, said point being also 70 feet 5/8 inch westerly from the southeast corner of said Lot No. 20; thence Northwardly 167-2/3 feet, more or less, to the beginning.

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.: 20090617-0056114 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 # 132-01-22

_X_ Improved OR
_____ Unimproved

Property located at: 1019 WOODVALE DRIVE, NASHVILLE, TN 37204

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 Bank as Attorney in Fact for Wells Fargo Financial Tennessee I, LLC

POA
3/6/2009
Inst#
20090306-0020165

By: Janene Brennan
Its: JANENE BRENNAN
Vice President Loan Documentation

****

Owners Name: Middle TN Properties
And address: 630 Firefox Dr, Brentwood TN 37027

Mail Tax bills to:

Middle TN Properties
630 Firefox Dr, Brentwood TN 37027

State of Iowa

County of Polk

Before me, Donald B Livingston (name of notary) of the State and County mentioned, personally appeared Janene Brennan 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 VP (title) of Wells Fargo Bank as Attorney in Fact for Wells Fargo Financial Tennessee 1, LLC the within named bargainor, a national association, and that such VP (title), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the national association as VP (title).

Witness my hand and Seal at the office in Des Moines this 25th, November (date) 2009.

Notary Public

DONALD B. LIVINGSTON
Commission Number 760612
My Commission Expires
October 28, 2012

My Commission Expires:

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 $ 214,900.00 which amount is equal or greater than the amount which the property was transferred would command at a fair and voluntary sale.

Affiant Ann M Pellett

Subscribed and sworn to me this 12/9/09.

Notary Public

My Commission Expires: 1/31/13

Katrina Erika Wolfe
Notary Public
Minnesota
My Commission Expires January 31, 2013