RETURN TO: Birthright Title & Escrow, LLC
515 Rivergate Parkway Ste 111
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20100029067 DEEDWARRSP
Recvd: 05/14/10 09:45 4 pgs
Fees:23.00 Taxes:144.30
20100514-0037203

Commitment Number: 2161985
Seller's Loan Number: 0256516337

~~After Recording Return To:~~

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Jason Wilkerson and **Scott Williams**, 8125 Whites Creek Pike, Joelton, TN 37080

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
06409009400/0640900930

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank, NA, Successor by merger to Wachovia Bank NA, whose mailing address is **3476 Stateview Blvd., Fort Mill, SC 39715**, hereinafter grantor, for $39,000.00 (Thirty-Nine Thousand Dollars and no Cents) in consideration paid, grants, with covenants of limited warranty to **Jason Wilkerson** and **Scott Williams, tenants in common,** hereinafter grantees, whose tax mailing address is **8125 Whites Creek Pike, Joelton, TN 37080**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: BEING LOTS NO. 1, 2, 3, AND 4 OF BLOCK "C" ON THE MAP OF HADLEY'S BEND CITY, OF RECORD IN BOOK 421, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOTS NO.1 AND 2 FRONT 25 FEET EACH ON THE SOUTHERLY SIDE OF COMMERCE STREET, AND RUN BACK 200 FEET TO THE NORTHERLY MARGIN OF SOUTH STREET, LOT NO. 4 RUNNING BACK WITH THE EASTERLY MARGIN OF UNION STREET. SAID LOTS NO. 3 AND 4 ADJOIN AND FRONT

TOGETHER 50 FEET ON THE SOUTH SIDE OF COMMERCE STREET, AND RUN BACK BETWEEN PARALLEL LINES 200 FEET TO THE NORTH MARGIN OF SOUTH STREET.
BEING THE SAME PROPERTY AS CONVEYED TO RONALD L. CHILDRESS AND WIFE, MILDRED V. CHILDRESS, BY DEED FROM TERESA S. GARRETT, UNMARRIED, AND WILLIAM K. SANDY, AS SET FORTH IN DEED BOOK 9697 PAGE 507, DATED 6/9/1995, RECORDED 6/12/1995, DAVIDSON COUNTY RECORDS.

Property Address is: 111 & 0 COMMERCE STREET, OLD HICKORY, TN 37138

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **20100309-0017930**

Executed by the undersigned on May 4th, 2010:

Wachovia Bank, NA

By: _____

AMY DUFFY
Its: Vice President Loan Documentation

STATE OF Iowa
COUNTY OF Polk

The foregoing instrument was acknowledged before me on May 4, 2010 by Amy Duffy its VP on behalf of **Wachovia Bank, NA**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public

JACINDA SCHIPPER
Commission Number 757702
My Commission Expires
April 2, 2012

Maximum principal indebtedness for Tennessee recording tax purposes is 339,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $339,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4th day of May, 2010.

Affiant

AMY DUFFY
Vice President Loan Documentation
Print Name

(Seal)

Notary Public

My commission expires:

JACINDA SCHIPPER
Commission Number 757702
My Commission Expires
April 2, 2012

Print Name