RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Wells Fargo Bank, N.A.

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **Wells Fargo Bank, N.A.**, a corporation organized under and by virtue of the laws of the State of Iowa ("Grantor), by its Attorney in Fact and the Foreclosure Manager, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars ($10.00), in hand paid by The Secretary of Housing and Urban Development, his/her successor and/or assigns("Grantee"), c/o Pyramid Real Estate Services, 616 Marriott Drive, Suite 300, Nashville, TN 37214, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 75 on the Plan of Bess Estates, Section 2, of record in Book 4675, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to **Wells Fargo Bank, N.A.**, by Quit Claim Deed recorded January 21, 2010, as Instrument No. 20100121-0005463, Register's Office for Davidson County, Tennessee.

Grantor(s) herein waives statutory right of redemption under Tennessee Code Annotated, Section 66-8-101.

Parcel number: 162-06-378.00

More commonly known as: 117 Bess Court South, Antioch, Tennessee 37013

Tax Parcel No.: 162-06-378.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And **Wells Fargo Bank, N.A.**, hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of **Wells Fargo Bank, N.A.**, is hereunto affixed by its Attorney-in-Fact and the Foreclosure Manager of Wilson & Associates, P.L.L.C. this 9 day of June, 10.

Wells Fargo Bank, N.A.

By: _____
Christopher L. Palmer
Attorney-in-Fact

ATTEST:

By: _____
Angie Smith
Foreclosure Manager

BILL GARRETT, Davidson County
Trans: T20100034026 DEEDWARRSP
Recvd: 06/04/10 10:54 3 pgs
Fees: 17.00 Taxes: 0.00
20100604-0043429

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Christopher L. Palmer and Angie Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be a Partner and Foreclosure Manager of Wilson & Associates, P.L.L.C. (or other such officers authorized to execute the instrument) of **Wells Fargo Bank, N.A.** the within-named bargainor, a corporation, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in AR this 2 day of June, 10.

Melissa G Peresko
Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,929.76, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes.

Christopher L. Palmer
Partner, Wilson & Associates, P.L.L.C.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Christopher L. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be a Partner of Wilson & Associates, P.L.L.C. (or other such officer authorized to execute the instrument) of **Wells Fargo Bank, N.A.** the within-named bargainor, a corporation, and that such officer executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock this 2 day of June, 10.

Melissa G Peresko
Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

Grantee's Address:

The Secretary of Housing and Urban Development

616 Marriott Drive, Suite 300
Nashville, TN 37214

FHA No. 483-2683267-703