(1)

BILL GARRETT, Davidson County
Trans:T20100035372 DEEDWARRSP
Recvd: 06/10/10 13:41 2 pgs
Fees:13.00 Taxes:432.90

20100610-0045166

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2010-0147

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
Gloria G. Martinez	Wells Fargo Bank, N.A.	165050A07600CO
233 Oceanfront Circle	1 Home Campus	
Antioch, TN 37013	Des Moines, IA 50328-4603	

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

Subscribed and sworn to before me this the 4th day of June, 2010

Notary Public

My Commission Expires: 6-19-12

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Vanderbilt Mortgage & Finance, Inc.** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **Gloria G. Martinez**, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

Land in Davidson County, Tennessee, being all of Lot No. 76, Subdivision Plat, Section I, Phase I, South Shore, a Planned United Development, of record in Instrument no. 20020624-0075604, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vanderbilt Mortgage and Finance, Inc. by Deed in Lieu of Foreclosure from Steven B. Thomas and wife, Renee C. Thomas of record in Instrument No. 20070913-0109759, said Register's Office and dated July 21, 2007.

Also included in this conveyance is a 2004 Clayton Homes Pineridge 60x28 Manufactured Home with Serial Nos. CHL029985TNA and CHL029985TNB

The Property is transferred subject to these limitations, restrictions, and encumbrances: 2010 Taxes constitute a lien but are not yet due and payable, which have been prorated and assumed by Grantee; All matters appearing on the Plan of record in Plat in Instrument No. 20020624-0075604, said Register's Office; and Restrictions of record in Instrument No. 20051103-0133346, said Register's Office.

This is improved property known as 233 Oceanfront Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this, the 4th day of June, 2010

GRANTOR:

Vanderbilt Mortgage & Finance, Inc.

BY: _____

Title: Pres, Dir

STATE OF Tennessee
COUNTY OF Blount

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Paul Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be President of Vanderbilt Mortgage & Finance, Inc., the within named bargainor, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself as President of said corporation.

Witness my hand and official seal, this the 4th day of June, 2010.

Sandra F. McKinney
Notary Public

My Commission Expires: 6/15/2010

(SEAL)

SANDRA F. McKINNEY
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY