Box 13
#16014

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 1ST day of November, 2010, by and between **Wells Fargo Bank, N.A.,** a national banking association organized and existing under and by virtue of the laws of the United States, Party of the First Part; and Jenny Ravenscroft 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 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:

Land in Davidson County, Tennessee, Being Lot #45 on the Plan of Subdivision of A.V.S. Lindley's 29 acre Tract of record in Plat Book #57, page #66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same parcel conveyed to Wells Fargo Bank, N.A. of record in Instrument No. 20100607-0043782, Register's Office for Davidson County, Tennessee.

This property known as 1401 Forrest Avenue, Nashville, Tennessee, 37206

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 Party 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:T20100071755 DEEDWARRSP
Recvd: 11/12/10 11:33 3 pgs
Fees:18.00 Taxes:1109.63
20101112-0090706

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.

BY: _____
Nancy Luke, REO Sales Manager

BY: _____
Benjamin Shelton, REO Sales Representative

STATE OF: California
COUNTY OF: Alameda

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Nancy Luke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the REO Sales Manager of Wells Fargo Bank, N.A., the within bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as REO Sales Manager.

WITNESS my hand, at office, this the 1st day of November, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 9-15-2014

RENEE GRADY
Commission # 1903568
Notary Public - California
Alameda County
My Comm. Expires Sep 15, 2014

STATE OF: California
COUNTY OF: Alameda

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Benjamin Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the REO Sales Representative of Wells Fargo Bank, N.A., the within bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as REO Sales Representative.

WITNESS my hand, at office, this the 1st day of November, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 9-15-2014

RENEE GRADY
Commission # 1903568
Notary Public - California
Alameda County
My Comm. Expires Sep 15, 2014

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 $299,900 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 1st day of November, 2010.

NOTARY PUBLIC

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

My Commission Expires:

NAME AND ADDRESS OF THE PROPERTY OWNER:
Jenny Ravenscroft
1401 Forrest Ave.
Nashville, TN 37206

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

Map and parcel 08309037300