148221

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

BILL GARRETT, Davidson County
Trans:T20100073065 DEEDWARRSP
Recvd: 11/18/10 08:38 6 pgs
Fees:32.00 Taxes:0.00
20101118-0092163

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 No. 4, on the Plan of Ewing Valley, Section 1, as shown on plat of record in Plat Book 4300, Page 167, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Wells Fargo Bank, N.A by Trustee's Deed recorded June 23, 2010, Instrument No. 20100623-0048898, Register's Office for Davidson County, Tennessee.

More commonly known as: 3975 Crouch Drive, Nashville, Tennessee 37207

Tax Parcel No.: 05906005600

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 12th day of July, 10.

Wells Fargo Bank, N.A.

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

ATTEST:

By: _____
Angie Smith
Foreclosure Manager

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 12 day of July, 10.

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 $89,532.15, 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 12 day of July, 10.

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.

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Shellie Wallace, who after being duly sworn, deposed and stated:

1. I am the Successor Trustee with a certain deed of trust, dated June 10, 2005, recorded June 14, 2005, as Instrument No. 20050614-0068042 in the Register's Office of Davidson County, Tennessee, executed by Floyd Lee Dunn and Dinah Dunn in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for American Home Mortgage and American Home Mortgage's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for American Home Mortgage and American Home Mortgage's successors and assigns.

2. Wells Fargo Bank, N.A. is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 16th day of December, 2009.

Shellie Wallace
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 16 day of Dec, 09.

Melissa G. Peresko
Notary Public

My Commission Expires:

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

FHA No.
DServiceMembersAffidavitTN_cpritchett_091216_1510

Department of Defense Manpower Data Center OCT-16-2009 08:12:34

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
DUNN	FLOYD	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		