BILL GARRETT, Davidson County
Trans:T20100074702 DEEDWARRSP
Recvd: 11/24/10 14:32 5 pgs
Fees:28.00 Taxes:3274.50
20101124-0094336

This Instrument Prepared By:
Kelly L. Worman
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Lance Sheriff 5616 Granny White Pike Brentwood, Tennessee 37027	Same
Map & Parcel No.: #097 00 0 124.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **WELLS FARGO BANK, NATIONAL ASSOCIATION**, a national banking association (the "Grantor"), has bargained and sold, and does hereby transfer and convey unto **LANCE SHERIFF**, an individual resident of the State of Tennessee ("Grantee"), his heirs, executors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described in Exhibit A, attached hereto and made a part hereof (the "Property"):

This is improved property located at 4010 Sells Drive, Hermitage, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs, executors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of November, 2010.

WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association

By: Beatrice B. Rizo, Officer
Name: Beatrice B. Rizo
Its: Officer

STATE OF Texas)

COUNTY OF Bexar)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Beatrice B. Rizo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Officer of Wells Fargo Bank, National Association, a national banking association (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 23rd day of November, 2010.

Notary Public

My Commission Expires:
Oct 18, 2011

TRACI M GONZALES
Notary Public
STATE OF TEXAS
My Comm. Exp Oct. 18, 2011

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $885,000.00.

Affiant

Subscribed and sworn to before me this 24th day of November, 2010.

Notary Public

My Commission Expires:

1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of McDonalds Subdivision Plat of record in Book 9700, page 963, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wells Fargo Bank, National Association, successor to Wachovia Commercial Mortgage, Inc. and/or Assigns by Substitute Trustee's Deed dated April 9, 2010 and filed for record on April 12, 2010 in Instrument Number 20100412-0027605, Register's Office for Davidson County, Tennessee.

Exhibit B

1) Taxes and assessments for the year of 2011 and subsequent years, not yet due and payable.

2) Any and all matters, including but not limited to notes, easements, building set backs, restrictions and certifications as contained in the Plat of record in Plat Book 4860, Page 32, and Plat Book 9700, Page 963, in the Register's Office for Davidson County, Tennessee.

3) Covenants, Conditions and Restrictions contained in instrument of record in Book/Instrument 4853, Page 679, Book/Instrument 11570, Page 555, and Instrument No. 20021014-0126247, in the Register's Office for Davidson County, Tennessee.

4) Detention Agreement of record in Instrument No. 20021001-0119027, in the Register's Office for Davidson County, Tennessee.

5) Any other matter of record affecting the Property.