Record & Return To

Foundation Title & Escrow, LLC
80 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110057746 DEEDWARRSP
Recvd: 09/16/11 14:20 4 pgs
Fees:23.00 Taxes:588.30
20110916-0072135

Commitment Number: REO2697

After Recording, Return to:

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Larissa Lentile, 8528 Lewis Road, Nashville TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15500003400

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank, N.A., not in its individual capacity, but as trustee to the RMAC Pass-Through Trust, Series 2010-A, hereinafter grantor, of **Davidson County, Tennessee**, for $159,000.00 (One Hundred and Fifty-Nine Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Larissa Lentile**, hereinafter grantee, whose tax mailing address is 8528 Lewis Road, Nashville TN 37221, the following real property:

The property above mentioned and now further described as being in Davidson Country, Tennessee, to wit: A certain tract or parcel of land in Davidson Country, State of Tennessee, described as follows, to wit: A part of land in 9th, formerly the 14th Civil District of Davidson County, Tennessee described according to a survey by S.H. Hutchinson, Surveyor, dated November 22, 1954 as follows: Beginning at a point in the Lewis Road; thence North 87 degrees to a large beech; thence South 2 degrees West 46 poles to a sour wood: thence North 87 degrees West 4 poles to a Stake; thence South 2 degrees West 40 to a stake; thence South 85 degrees East 32 poles to a hickory pointer; thence North 4 degrees East to the center of the Lewis road in the line of Pasque Colored Scholl property; thence along the center of said road

to the point of beginning, the same being 17 acres more or less. Included in the foregoing tract 3 description but expressly excluded from this conveyance is that certain tract of land previously conveyed to Herbert York and wife, Sue York dated August 7, 1965, and filed for record in Book 3940, page 79, Register's Office for Davidson County, Tennessee, being described as follows: Land being in the 9th Civil District, on the Northwest corner of Herbert York's' small tract, recorded in Book 3029, page 169, and running South 15 degrees West 50 degrees West 50 feet to the Southwest corner of said tract; thence South 54 degrees East 100 feet to the center of Lewis Road; thence with the center of Lewis Road South 17.8 feet; thence North 59 degrees 30 minutes West 171 feet to a stake; thence North 12 degrees East 115.5 feet to a stake in York's line; thence with said line South 54 degrees East 133 feet to the beginning, containing .24 of an acre, more or less. Also included in the foregoing tract 3 description but expressly excluded from this conveyance is that certain tract of land previously conveyed to Herbert York and wife, Sue York by deed dated April 14,1960, and filed for record in Book 2907, page 359 and a Deed of Correction filed in Book 4788, page 344, Register's Office for Davidson County, Tennessee, and described as follows: a part of land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee described according to a survey by Roy Brantley, Jr. dated April 22, 1959, as follows: Beginning at an iron pin in the center of Lewis Road thence North 54 degrees West 468 feet to a stake, thence North 2 degrees 30 minutes West 328 feet to a 30 inch Beech tree, thence North 87 degrees East 840 feet to an iron pin in the center of Lewis Road; thence South 46 degrees 45 minutes West along the meander of said Lewis Road 735 feet to the point of beginning, the same being 6.34 acres, more or less. Also included in the foregoing tract 3 description but expressly excluded from this conveyance is that certain tract of land previously conveyed to Herman T. Claxton by deed dated January 20, 1959, and filed for record in Book 2921, page 611, Register's Office for Davidson County, Tennessee, and described as follows: A parcel of land in the 9th Civil District of Davidson County, Tennessee near the Lewis Road and being a portion of a 17 acre tract of record in Book 2901, page 91, RODC, Tennessee. Surveyed by S.H. Hutchison June 18, 1959 as follows: Beginning at a stake the Southwest corner of Homer Roberts 17 acre tract in North line of H.T. Claxton's 104.5 acre tract. Thence South 85 degrees East 488.5 feet to a stake with White Oaks and Blank Rum pointers; Thence north 4 degrees West 411 feet more or less to a point in center of the road leading to Dave Redd's house; Thence with said road as follows: North 81 degrees West 132 feet: South 88 degrees West 70.5 feet; South 59 degrees West 165 feet; South 88 degrees West 150 feet to a point in Tom Lewis East line, stake in line on South margin of road; Thence with said line South 3 degrees West 300 feet more or less to a point of beginning, containing 4.40 acres, more or less. Also included in the foregoing tract 3 description but expressly excluded from this conveyance is that certain Page 2 ALTA Commitment (6-17-06) tract of land previously conveyed to Herbert York and wife, Sue York deed dated November 30, 1959, and filed for record in Book 3029, page 169, Register's Office for Davidson County, Tennessee, and described as follows: Being in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, and described as follows: Beginning at an iron pin in the center of Lewis Road , same being Herbert York's Southwest corner, running thence North 54 degrees W 100 feet to a point in York's West line, thence West 50 feet to a point ; thence South 54 degrees East 100 feet to the center of Lewis Road , thence with the center of Lewis Road 50 feet to the beginning. Tax ID # 15500003400 Being that parcel of land conveyed to Heritage Title and Escrow Co., Inc., as Trustee for Mortgage Electronic Registration Systems Inc.,

acting solely as a nominee for EquiFirst Corporation and EquiFirst Corporation's successors and assigns from Ronald B. Wambaugh by Trustee's Deed dated 10/01/2007 and recorded 03/23/2011 in Deed Instrument No. 20110323-0022427 in Davidson County, Tennessee Public Registry. Being that parcel of land conveyed to Ronald B. Wambaugh, an unmarried man from James Edward Underwood and wife, Camille P. Underwood by Warranty Deed dated 07/14/2005 and recorded 07/18/2005 in Deed Instrument No. 20050718-0083218 in Davidson County, Tennessee Public Registry.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20110323-0022427**

Executed by the undersigned on August 1, 2011:

Wells Fargo Bank, N.A., not in its individual capacity, but as trustee to the RMAC Pass-Through Trust, Series 2010-A, , by AtlanticPacific REO Resolutions & Management Inc., its Attorney in Fact

By: Jolene Myers, Closing Manager

Its: ~~AtlanticPacific REO, Resolutions~~ & Management, Inc.
As agent and Attorney-In-Fact

STATE OF Texas
COUNTY OF Harris

The foregoing instrument was acknowledged before me on August 1, 2011 by Jolene Myers its Closing Manager on behalf of **Wells Fargo Bank, N.A., not in its individual capacity, but as trustee to the RMAC Pass-Through Trust, Series 2010-A, , by AtlanticPacific REO Resolutions & Management Inc., its Attorney in Fact,** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

KORIE LYN GILMORE NOTARY PUBLIC STATE OF TEXAS EXPIRES 09-04-2011

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is 159,000-
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Harris

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $159,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 1ST day of August, 20 11.

Affiant Jolene Myers, Closing Manager

AtlanticPacific REO, Resolutions & Management, Inc.
Print Name As agent and Attorney-in-Fact

KORIE LYN GILMORE
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
09-04-2011

(Seal)

Notary Public

My commission expires:

9-4-11

Print Name

Grantee's Name and Address:

Larissa Lentile
Send tax statement to grantee