

R/S

**** OFFICIAL RECORDS ****
BK: 1627 PG: 784

FILE# 2003-009046
HERNANDO COUNTY, FLORIDA

RCD 02M 13 2003 11:18am
KAREN NICOLAI, CLERK

Prepared by and Return to:
MARVIN E. KATZ, ESQ.
MARC A. BEN-EZRA, P.A.
951 NE 167th Street, Suite204
N. Miami Beach, FL 33162
(305) 770-4100



Property Folio No: R16-121-20-0265-0010-0920

DEED DOC STAMPS 175.00
02/13/03 Deputy Clk

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made this 28th day of January, 2003. Between Wells Fargo Bank Minnesota, National Association, As Trustee, Under the Pooling and Servicing Agreement Dated as of February 28, 2001, Series 2001-A., whose post office address is: c/o HomEq., 1100 Corporate Center Drive, Raleigh, NC 27607, Grantor, and CATHY E HEDDEN and TERRY P HEDDEN, husband and wife, whose post office address is: 10143 WEATHERLEY ROAD, Brooksville, FL 34601 Grantee; (The term "grantor" and "grantee" include all the parties in each capacity to the instrument and their respective heirs, personal representatives, successors and assigns)

Witnesseth that said grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to said grantor paid in hand by grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, convey and confirm onto the said grantee, the following described land, situated, lying, and being in Hernando County Florida, to wit:

Lot 92, DEER HAVEN ESTATES, more particularly described as: The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 21 South, Range 20 East, Hernando County, Florida; Less the East 25 feet thereof for road right of way.

SUBJECT TO:

1. Zoning and other governmental rules, regulations and ordinances
2. Restrictions, covenants, conditions, easements and other matters of record.
3. Taxes and assessments subsequent to December 31, 2002.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

CONTINUED PAGE 2 of WARRANTY DEED

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said Property in fee simple and has good right and lawful authority to sell and convey said Property; and hereby warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS THEREOF, the grantor has signed and sealed these presents the day and year written above.

Signed, sealed and delivered in the presence of:

Kalpana Patel
1st witness signature
Kalpana Patel
Printed or typed name

_____(print)

Shari Harrell
2nd witness signature
SHARI Harrell
Printed or typed name

Wells Fargo Bank Minnesota, National Association, As Trustee, Under the Pooling and Servicing Agreement Dated as of February 28, 2001, Series 2001-A. By Wachovia National Bank of Delaware, as its Attorney in Fact

Deborah Kaufman
(sign)

By: Attn-in-fact

As its Deborah Kaufman

STATE OF NC
COUNTY OF Wake

The foregoing instrument was acknowledged before me, this 28th day of Jan, 2003 by Deborah Kaufman Attn-in-fact of Wachovia National Bank of Delaware, as agent/attorney in fact for Wells Fargo Bank Minnesota, National Association, As Trustee, Under the Pooling and Servicing Agreement Dated as of February 28, 2001, Series 2001-A., Grantor. He/she is personally known to me or has produced _____ as identification.

Seal:

Charles E. Herndon
Notary Public

