RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Gregory A. Johnson and Jennifer M. Johnson

GRANTEE(s)
Wells Fargo Bank, N.A., as Trustee for the Certificate Holders of Asset-Backed Pass-Through Certificates, Series 2004-WCW1

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

Davidson County DEEDTRS
Recvd: 05/22/06 15:08 7 pgs
Fees:38.00 Taxes:438.73
20060522-0060079

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 18, 2004 and recorded June 4, 2004, as Instrument No. 20040604-0066060 in the Register's Office of Davidson County, Tennessee, Gregory A. Johnson and Jennifer M. Johnson conveyed to Wesley D. Turner, as Trustee for Argent Mortgage Company, L.L.C., the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **Christopher L. Palmer,** as Successor Trustee and instrument of record recorded on October 20, 2005 as Instrument No. 20051020-0126432 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of **Trust, and**

WHEREAS, pursuant to said advertisement and notice, on April 19, 2006 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Wells Fargo Bank, N.A., as Trustee for the Certificate Holders of Asset-Backed Pass-Through Certificates, Series 2004-WCW1, at and for the sum of $118,575.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Wells Fargo Bank, N.A., as Trustee for the Certificate Holders of Asset-Backed Pass-Through Certificates, Series 2004-WCW1 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Wells Fargo Bank, N.A., as Trustee for the Certificate Holders of Asset-Backed Pass-Through Certificates, Series 2004-WCW1, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: Being Lot 14 on the Plan of Young-Dale Subdivision as shown of record in Plat Book 2330, page 22, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description. Being the same property conveyed to Jennifer M. Johnson and husband, Gregory A. Johnson by Quitclaim Deed dated March 7, 2004 and recorded March 13, 2004, of record in/as Instrument No. 20020313-0031543, Register's Office of Davidson County, Tennessee, AND; Previously conveyed to Jennifer M. Johnson, a married woman, Joyce Szabo, an unmarried person and Lloyd L. Johnson, an unmarried person, by Warranty Deed from Daryl R. Spicer, an unmarried person, dated February 12, 2001, and recorded February 14, 2001 as of record in/as Instrument No. 20010214-0014307, Register's Office for Davidson County, Tennessee. Said Joyce Szabo now being deceased. Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.
>
> Commonly known as: 4311 Glynda Drive, Nashville, Tennessee 37216.

Tax Parcel No.: 061-07-0197

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Wells Fargo Bank, N.A., as Trustee for the Certificate Holders of Asset-Backed Pass-Through Certificates, Series 2004-WCW1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 2 day of May, 2006.

Christopher L. Palmer, Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, Partner, as 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 2 day of May, 2006.

Notary Public

My Commission Expires: Shannon L. Defoor
~~NOTARY PUBLIC~~
Saline County, Arkansas
My Commission Exp. 8-10-2011

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 $118,575.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, Partner, as Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 2 day of May, 2006.

Notary Public

My Commission Expires: ~~Shannon L. Defoor~~
NOTARY PUBLIC
Saline County, Arkansas
My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, N.A., as Trustee for the Certificate Holders of Asset-Backed Pass-Through Certificates, Series 2004-WCW1
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(501) 219-9388

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

This 19 day of April 2006, personally appearing before the undersigned office authorized by law to administer oaths in said State and County, Leslie Garrett, who states on oath:

That default occurred on Deed of Trust dated May 18, 2004, executed by Jennifer M. Johnson and Gregory A. Johnson, as mortgagor(s), in favor of Wesley D. Turner, as trustee for Argent Mortgage Company and recorded at Instrument No. 20040604-0066060 of the Register of Deeds Office, Davidson County, Tennessee, encumbering the below-described property:

> Legal Description: A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: Being Lot 14 on the Plan of Young-Dale Subdivision as shown of record in Plat Book 2330, page 22, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description. Being the same property conveyed to Jennifer M. Johnson and husband, Gregory A. Johnson by Quitclaim Deed dated March 7, 2004 and recorded March 13, 2004, of record in/as Instrument No. 20020313-0031543, Register's Office of Davidson County, Tennessee, AND; Previously conveyed to Jennifer M. Johnson, a married woman, Joyce Szabo, an unmarried person and Lloyd L. Johnson, an unmarried person, by Warranty Deed from Daryl R. Spicer, an unmarried person, dated February 12, 2001, and recorded February 14, 2001 as of record in/as Instrument No. 20010214-0014307, Register's Office for Davidson County, Tennessee. Said Joyce Szabo now being deceased. Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.
>
> Commonly known as: 4311 Glynda Drive, Nashville, Tennessee 37216

That a foreclosure sale of said property was scheduled for April 19, 2006, at the Davidson County Courthouse, Davidson County, Tennessee.

That the Davidson County records indicated a lien(s) in favor of the Internal Revenue Service on the above referenced property, filed of record on May 16, 2003, at Instrument No. 20030516-0067290, in the Register of Deeds Office, Davidson County, Tennessee.

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

WILSON AND ASSOCIATES, P.L.L.C.

By: Leslie Garrett
Leslie Garrett
Co-Trustee

ACKNOWLEDGMENT

STATE OF AR
COUNTY OF Faulkner

Before me, the undersigned, personally appeared Leslie Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Successor-Trustee for Countrywide Home Loans whose name is subscribed to the foregoing instrument, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

W&A No. 83638

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388
Fax: 501-219-9458
Internet: www.wilson-assoc.com

March 6, 2006

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

INTERNAL REVENUE SERVICE
Attention: Ms. Wright
801 Broadway
MDP 53
Nashville, Tennessee 37203

RE: Gregory A. Johnson and Jennifer M. Johnson
4311 Glynda Drive
Nashville, Tennessee 37216
Loan No. 35195683 / W&A No. 726-83638

Dear Ms. Wright:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, Gregory A. Johnson, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. Countrywide Home Loans
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

2. A copy of the federal tax lien(s);

3. A copy of the property description and title opinion;

4. Sale date and location: April 19, 2006 at 10:00 A.M. at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee; and

5. The principal balance due is $124,562.17; and the approximate legal fees and costs are $2,500.00.

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458)).

Sincerely,

WILSON & ASSOCIATES, P.L.L.C.

Aaron L. Squyres

Enclosures

cc w/enc:

CtoIRS_ccoger_060306_1015