SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant / Evelyn Waithaka

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2006

Notary Public / Mary K. Lepine

MY COMMISSION EXPIRES: 5/25/2010 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/09/06 11:07 2 pgs
Fees:13.00 Taxes:414.40
20060809-0097913

MARY K LEPINE
My Commission Expires
May 25, 2010

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT1433

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice Simpson and Karen Simpson	Maurice Simpson	165-09-0-A 049.00 CO
(NAME)	(NAME)	
1841 Lakewood Village Drive	P.O. Box 22915	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Nashville TN 37202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Wells Fargo Bank, National Association as Trustee on Behalf of the Certificateholder of Securitized Asset Backed Receivables LLC Trust 2004 D0-01 Mortgage Pass Through Certificates Series 2001 D0-01, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Maurice Simpson and Karen Simpson,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 43 on the Plan of Section Two, Lakewood Village, of record in Instrument No. 20000215001514S, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Wells Fargo Bank, National Association as Trustee on Behalf of the Certificateholder of Securitized Asset Backed Receivables LLC Trust 2004 D0-01 Mortgage Pass Through Certificates Series 2001 D0-01, by Trustee's Deed from Leslie Garrett, Co-Trustee, dated 04/26/2006, recorded 05/05/2006, of record in Instrument No. 20060505-0052360, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1841 Lakewood Village Drive Antioch 37013
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Maurice Simpson and Karen Simpson, and his/her/their assigns, forever.

Said Wells Fargo Bank, National Association as Trustee on Behalf of the Certificateholder of Securitized Asset Backed Receivables LLC Trust 2004 D0-01 Mortgage Pass Through Certificates Series 2001 D0-01., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Wells Fargo Bank, National Association as Trustee on Behalf of the Certificateholder of Securitized Asset Backed Receivables LLC Trust 2004 D0-01 Mortgage Pass Through Certificates Series 2001 D0-01., has executed this deed this 17th day of July, 2006

Wells Fargo Bank, National Association as Trustee on Behalf of the Certificateholder of Securitized Asset Backed Receivables LLC Trust 2004 D0-01 Mortgage Pass Through Certificates Series 2001 D0-01 by Countrywide Home Loans Inc. as Attorney in Fact

By / Evelyn Waithaka

COUNTRYWIDE HOME LOANS, INC. CORPORATE SEAL MAR. V. 1969 NEW JERSEY

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Evelyn Waithaka, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans, the Attorney in Fact of said Wells Fargo Bank, National Association as Trustee on Behalf of the Certificateholder of Securitized Asset Backed Receivables LLC Trust 2004 D0-01 Mortgage Pass Through Certificates Series 2001 D0-01., the within named bargainor, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book /, Page / or in Instrument Number 20060720008783 of record in / Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 17th day of July, 2006

Mary K. Lepine/ Notary Public

My Commission expires: 5/25/2010

MARY K LEPINE
My Commission Expires
May 25, 2010

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

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