SPECIAL WARRANTY DEED

FRANCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2006.

Francine K Johnson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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

RT1442

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith L Dyer	Keith L. Dyer	060-04-0
(NAME)	(NAME)	
200 Maplewood Lane	P. O. BOX 221	054.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Gladeville, TN 37071	
(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, N.A., as Trustee for the Benefit of the Certificate Holders of Asset Backed pass-Through Certificates Series 2004-WCW1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Keith L Dyer, married, 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:

Being part of Tract No. 2 shown on the plan of real estate of William Phillips, deceased, of record in Book 57 at page 21 in the Registers Office of Davidson County, Tennessee, and being further described by a loan survey made by T. R. Sanford, October 29, 1955, as follows:

Beginning at a point in the center line of Maplewood Lane at its intersection with Hillside Road, an unimproved street; thence South 30 degrees west 190 feet to a point; thence at a right angle eastwardly 110 feet to a point; thence north 3 degrees east 190 feet to the center line of Maplewood Lane; thence with the center of Maplewood Lane westwardly 110 feet to the point of beginning.

Being the same property conveyed to Wells Fargo Bank, N.A., as Trustee for the Benefit of the Certificate Holders of Asset Backed pass-Through Certificates Series 2004-WCW1 by Successor Trustee's Deed dated May 4, 2006, and recorded July 3, 2006 in Instrument No. 20060703-0079582, 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 200 Maplewood Lane Nashville 37207
(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 Keith L Dyer, and his/her/their assigns, forever.

Said Wells Fargo Bank, N.A., as Trustee for the Benefit of the Certificate Holders of Asset Backed pass-Through Certificates Series 2004-WCW1., 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.

Davidson County DEEDWARR
Recvd: 09/14/06 10:30 2 pgs
Fees:13.00 Taxes:288.60
20060914-0113947

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A., as Trustee for the Benefit of the Certificate Holders of Asset Backed pass-Through Certificates Series 2004-WCW1., has executed this deed this 6th day of September, 2006

Wells Fargo Bank, N.A., as Trustee for the Benefit of the Certificate Holders of Asset Backed pass-Through Certificates Series 2004-WCW1 by Countrywide Home Loans Inc., as Attorney in Fact

By: Jim Stanton, Asst. Secretary

Evelyn Waithaka, Asst. Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , Jim Stanton, Asst. Secretary known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Secretary of Countrywide Home Loans, Inc., the Attorney in Fact of said Wells Fargo Bank, N.A., as Trustee for the Benefit of the Certificate Holders of Asset Backed pass-Through Certificates Series 2004-WCW1., the within named bargainor, and that he/she as such Asst. 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 Instrument Number 200607200087838 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 6th day of September, 2006

Leslie Slater, Notary Public

My Commission expires: 08/25/2009

NOTARY PUBLIC STATE OF TEXAS
LESLIE SLATER
My Commission Expires
August 25, 2009

RETURN TO:

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

RT1442