**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Barbara J. Davis and Ladon Farmer**

**GRANTEE(s)**
**Wells Fargo Bank, N.A., as Trustee for the Benefit of the Certificateholders of Asset-Backed Pass-Through Certificates Series 2004-WCW2**

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: 01/26/07 08:53 2 pgs
Fees:13.00 Taxes:445.22
20070126-0010707

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 25, 2004 and recorded June 3, 2004, as Instrument No. 20040603-0065195 in the Register's Office of Davidson County, Tennessee, Barbara J. Davis and Ladon Farmer 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 **AARON SQUYRES** as Successor Trustee and **CRYSTANNA DUFFY** as Co-Trustee by instrument of record recorded on November 3, 2006 as Instrument No. 20061103-0136704 and re-recorded on January 18, 2007 as Instrument No. 20070118-0007145 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 December 13, 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 Benefit of the Certificateholders of Asset-Backed Pass-Through Certificates Series 2004-WCW2, at and for the sum of $120,330.00, 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 Benefit of the Certificateholders of Asset-Backed Pass-Through Certificates Series 2004-WCW2 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 Benefit of the Certificateholders of Asset-Backed Pass-Through Certificates Series 2004-WCW2, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lots 17, 18, 19 and 20 of Block A on the Map of Marthona Subdivision, not of record and described according to a copy of a survey by J.A. Medford, Surveyor, in December, 1937, as follows: Beginning at a point in the easterly margin of Ezell Road East, 340.06 feet South of the Southerly margin of Old Hickory Boulevard; thence Easterly 401.1 feet to a point which is 351.2 feet South of the South margin of Old Hickory Boulevard; thence South 1 degree 52 minutes West 89.3 feet to the corner of Lots 20 & 21; thence with the line between said lots westerly 404.7 feet to the Easterly margin of Ezell Road East; thence with the margin of the same, Northerly 2 degrees 58 minutes 89.3 feet to the point of beginning. Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in Instrument 20050603-0065194, Register's Office for said County.
>
> Commonly known as: 109 East Marthona Road, No. D, Madison, Tennessee 37115-4505.
>
> Tax Parcel No.: 042-15-0 070.00

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 Benefit of the Certificateholders of Asset-Backed Pass-Through Certificates Series 2004-WCW2, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 23rd day of January, 2007.

Crystanna Duffy, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Crystanna Duffy, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 23rd day of January, 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

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 $120,330.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Crystanna Duffy
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Crystanna Duffy, as Co-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 Little Rock this 23rd day of January, 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Wells Fargo Bank, N.A., as Trustee for the Benefit of the Certificateholders of Asset-Backed Pass-Through Certificates Series 2004-WCW2
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024