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Davidson County DEEDWARR
Recvd: 04/09/07 14:50 3 pgs
Fees:18.00 Taxes:222.00
20070409-0041948

Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 154 Charlois Boulevard Winston-Salem, NC 27103	524 Maxine Drive Antioch, TN 37013	ANN NGUYEN 524 Maxine Drive Antioch, TN 37013	ANN NGUYEN 5440 Reagan Run Antioch, TN 37013 Tax Parcel ID #:113-01-0-187-00

Grantor(s):	Grantee(s):
WELLS FARGO BANK, NA, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2004-WCWI (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, feminine, and neuter as in each case required by context.)	ANN NGUYEN, to hold as Fee Simple

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for a good and valuable consideration to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of Tennessee, and being hereinafter described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13-A, ZONE LOT DIVISION OF LOT 13, ON THE PLAN ON MONTE CARLO SUBDIVISION, SECTION 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 577, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. 2007 and subsequent years property taxes
2. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds at Book 20060317-0031152, Page ___.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 12th day ofMarch, 2007.

Countrywide Home Loans Servicing LP
ORGANIZED
FEB. 26, 2003
TEXAS

WELLS FARGO BANK, NA, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2004-WCWI by Attorney in Fact Countrywide Home Loans, Servicing LP

06-11675

STATE OF California }

} *ss.*

COUNTY OF Ventura }

Before me, the undersigned Notary Public, personally appeared of Countrywide Home Loans, Servicing LP. attorney in fact for WELLS FARGO BANK, NA, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2004-WCWI, and being known to me, or made known to me upon satisfactory evidence, and acknowledged the due execution of the foregoing instrument for the purposes therein stated.

Witness my hand and seal of office this the 12th day of March, 2007.

VALERIE RIVAS
Commission # 1694466
Notary Public - California
Ventura County
My Comm. Expires Sep 18, 2010

Notary-Public

My Commission Expires:

STATE OF California }

} *ss.*

COUNTY OF Ventura }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $60,000.

Affiant

STATE OF California }

} *ss.*

COUNTY OF Ventura }

Sworn to and Subscribed before me this 12th day of March, 2007.

VALERIE RIVAS
Commission # 1694466
Notary Public - California
Ventura County
My Comm. Expires Sep 18, 2010

Notary-Public

My Commission Expires:_____

06-11675