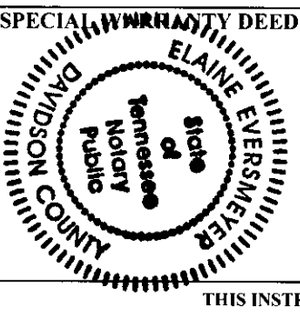
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 2007

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

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

rt3276

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel A. Robles	Countrywide Home Loans, Inc.	061-07-0-197.00
(NAME) 4311 Glynda Drive	(NAME) MS-SV 79 Document Processing	
(ADDRESS)	(ADDRESS) P.O. BOX 10423	
Nashville TN 37216	Van Nuys CA 91410-0423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Loan # 00166023644 003007

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, Wilson Molina, single SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Miguel A. Robles, 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:

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 for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wells Fargo Bank, N.A., as Trustee for the Certificate Holders of Asset-Backed Pass-through Certificates, Series 2004-WCW1 by Trustee's Deed dated May 2, 2006 and recorded on May 22, 2006 in Instrument no. 20060522-0060079, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Wilson Molina by Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for the Certificate Holders of Asset-Backed Pass-through Certificates, Series 2004-WCW1 dated Auagust 22, 2006 and recorded on September 2, 2006 in Instrument No. 20060927-0119551, said Register's Office.

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 4311 Glynda Drive Nashville 37216
(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 Miguel A. Robles, and his/her/their assigns, forever.

Said Wilson Molina., 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: 04/12/07 11:57 2 pg
Fees:13.00 Taxes:551.30

20070412-0044033

IN WITNESS WHEREOF, the said Wilson Molina , has executed this deed this March 29, 2007

Wilson Molina

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, Karen L. Trusty a Notary Public within and for the State and County aforesaid, personally appeared Wilson Molina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this March 29, 2007

Commission expires:

6-22-08

Notary Public

KAREN L. TRUSTY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

RETURN TO:

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

RT3276