Davidson County DEEDWARR
Recvd: 05/15/07 10:52 2 pgs
Fees:13.00 Taxes:305.25

20070515-0057996

ELAINE EVERS-MEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 2007

Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

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

RT3481

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Nicole Johnson	Jennifer N. Johnson	092-09-0 096.00
(NAME)	(NAME)	
3028 Indiana Avenue	701 32nd Ave. N.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37209	
(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 NA in Trust for the Benefit of Park Place Securities Inc. Asset Backed Pass Through Certificates Series 2004-WCW2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jennifer Nicole Johnson, unmarried

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:
Real estate located in Davidson County, Tennessee described as follows:

Being Lot 25 in G. E. Jackson's Subdivision of the Marable Lot (erroneously referred to as "Chicksaw Subdivision" in prior deeds) of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Previously conveyed to Judy Osborne, unmarried, by Warranty Deed from Walter Morgan and Melanie Morgan dated February 13, 2004 and recorded February 23, 2004 in Instrument Number 20040223-0020195, Register's Office for Davidson County, Tennessee, AND;

Previously conveyed to Judy Williams and husband, Robert Williams by Quitclaim Deed from Judy Osborne, unmarried, dated April 7, 2004 and recorded April 13, 2004 in Instrument Number 20040413-0041463, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Wells Fargo Bank NA in Trust for the Benefit of Park Place Securities Inc. Asset Backed Pass Through Certificates Series 2004-WCW2 by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee dated October 12, 2006 and recorded on October 31, 2006 in Instrument No. 20061031-0135230, 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 3028 Indiana Avenue (House Number, (Street)) Nashville (City or Town) 37209 (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 Jennifer Nicole Johnson, and his/her/their assigns, forever.

Said Wells Fargo Bank NA in Trust for the Benefit of Park Place Securities Inc. Asset Backed Pass Through Certificates Series 2004-WCW2., 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 NA in Trust for the Benefit of Park Place Securities Inc. Asset Backed Pass Through Certificates Series 2004-WCW2, has executed this deed this 1st day of May, 2007

Wells Fargo Bank NA in Trust for the Benefit of Park Place Securities Inc. Asset Backed Pass Through Certificates Series 2004-WCW2 by Countrywide Home Loans, Inc., as Attorney in Fact

By Adam Summers-Assistant 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 Adam Summers, 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, the Attorney in Fact of said Wells Fargo Bank NA in Trust for the Benefit of Park Place Securities Inc. Asset Backed Pass Through Certificates Series 2004-WCW2., 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 200704090041947 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 1st day of May, 2007

Angelina Archivald Notary Public

My Commission expires: _____

ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011

RETURN TO:

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

RT3481