BOX 50-B

RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of May, 2007 by and between **Ann Nguyen**, a married person, hereinafter referred to as GRANTOR, and **Robert G. Fisher**, an unmarried person, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly 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.

Being the same property conveyed to Ann Nguyen by Tennessee Special Warranty Deed from Wells Fargo Bank, NA, as Trustee for the Benefit of the Certificate Holders of Asset-Backed Pass Through Certificates Series 2004-WCWI, dated March 12, 2007 and recorded April 9, 2007 of record in Instrument No. 20070409-0041948, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Wells Fargo Bank, NA, as Trustee for the Benefit of the Certificate Holders of Asset-Backed Pass Through Certificates Series 2004-WCWI, by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated March 9, 2006 and recorded March 17, 2006 of record in Instrument No. 20060317-0031152, Register's Office for Davidson County, Tennessee.

524 AN MKN AIF

This is [X]improved [ ]unimproved property known as: ~~526~~ Maxine Drive, Antioch, TN 37013

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TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ann Nguyen by Kenneth Nguyen A.I.F
Ann Nguyen

Kenneth Nguyen
Kenneth Nguyen

Davidson County DEEDWARR
Recvd: 05/17/07 11:00 2 pgs
Fees:13.00 Taxes:295.63
20070517-0059080

*Kenneth Nguyen signing solely to convey his marital interest in this transaction

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Kenneth Nguyen, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 16th day of May, 2007.

Notary Public

My Commission Expires: ~~MY COMMISSION EXPIRES~~ OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of May, 2007 before me personally appeared Kenneth Nguyen, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ann Nguyen, and acknowledged that he/she executed the same as the free act and deed of said Ann Nguyen.

Witness my hand, at office, this 16th day of May, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Robert Grant Fisher
524 ~~526~~ Maxine Drive, Antioch, TN 37013

Send Tax Statements to:

Bank of America

P.O. Box 9000, Getzville, NY 14068-9000

Map & Parcel 173.01-0-187.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $79,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of May, 2007.

Notary Public

My Commission Expires: 9-22-07

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
27-1-207