SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/07 09:56 2 pgs
Fees:13.00 Taxes:295.63

20070621-0074089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant /Evelyn Waithaka

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JUNE 2007

NOTARY PUBLIC STATE OF TN
JIMMIE STANTON
Notary Public
My Commission Expires June 26, 2010

MY COMMISSION EXPIRES: 6/26/2010

(AFFIX SEAL)

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

RT3384

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Pickett DBA Pickett Properties	Keith Pickett DBA Pickett Properties	044-05-0 113.00 and 114.00
(NAME)	(NAME)	
307 Ensley Ave	P.O. BOX 2379	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Cornelius NC 28031-2379	
(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 for the Benefit of the certificateholders of asset backed pass through certificates Series 2004-MCW1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Keith Pickett DBA Pickett Properties,

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:

Land in Davidson County, Tennessee being Lots Nos. 69 & 70 on the Plan of Rayon City, as of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Previously conveyed to Gerald Michael Ground and wife, Elaine G. Ground by Warranty Deed from Jerry Crosslin and wife Barbara Crosslin dated November 4, 1987 and recorded November 10, 1987 in Book 7399, Page 913, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Wells Fargo Bank, NA for the Benefit of the certificateholders of asset backed pass through certificates Series 2004-MCW1 by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee dated March 13, 2007 and recorded March 26, 2007 in Instrument Number 20070326-0035763, 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 307 Ensley Ave Old Hickory 37138
(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 Keith Pickett DBA Pickett Properties, and his/her/their assigns, forever.

Said Wells Fargo Bank, NA for the Benefit of the certificateholders of asset backed pass through certificates Series 2004-MCW1., 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 for the Benefit of the certificateholders of asset backed pass through certificates Series 2004-MCW1., has executed this deed this 7th day of June, 2007

Wells Fargo Bank, NA for the Benefit of the certificateholders of asset backed pass through certificates Series 2004-MCW1 by Countrywide Home Loans Inc., as Attorney in Fact

By : Evelyn Waithaka

COUNTRYWIDE HOME LOANS, INC. CORPORATE SEAL NEW YORK

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Evelyn Waithaka, 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 Inc, the Attorney in Fact of said Wells Fargo Bank, NA for the Benefit of the certificateholders of asset backed pass through certificates Series 2004-MCW1., 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 200510070121196 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 7th day of June, 2007

My Commission expires: 6/26/2010

Jimmie Stanton / Notary Public

NOTARY PUBLIC STATE OF TEXAS

JIMMIE STANTON
My Commission Expires
June 26, 2010

RETURN TO:

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

RT3384