

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF August, 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

RT3689

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monique O Shannon	SAME AS NEW OWNER	071-07-0 266.00
(NAME)	(NAME)	
1809 Meridian Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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 National Association as Trustee for Securitized Asset Backed Receivables LLC 2005-FR 3 Mortgage Pass-Through Certificates, Series 2005-FR3, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Monique O Shannon, A MARRIED WOMAN

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 Lot No. 2, on the Plan of the Resubdivision of Lot 27 of the Map of Trinity Heights, T.W. Crutchers Trustee Subdivision of Lot No. 3, as shown on plat of record in Plat in Instrument No. 20030909-0131324, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Previously conveyed to Oscar Denning and wife, Yolanda Denning by Warranty Deed from D. Shane Teeters and wife, Amy H. Teeters dated February 8, 2005 and recorded February 18, 2005 in Instrument Number 20050218-0018484, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Wells Fargo Bank National Association as Trustee for Securitized Asset Backed Receivables LLC 2005-FR 3 Mortgage Pass-Through Certificates, Series 2005-FR3 by Philip M. Kleinsmith, Trustee, dated May 10, 2007 and recorded May 30, 2007 in Instrument Number 20070530-0063827, 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 1809 Meridian Street (House Number, (Street)) Nashville (City or Town) 37207 (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 Monique O Shannon, and his/her/their assigns, forever.

Said Wells Fargo Bank National Association as Trustee for Securitized Asset Backed Receivables LLC 2005-FR 3 Mortgage Pass-Through Certificates, Series 2005-FR3., 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: 08/07/07 09:55 2 pgs
Fees:13.00 Taxes:384.80

20070807-0093945

IN WITNESS WHEREOF, the said Wells Fargo Bank National Association as Trustee for Securitized Asset Backed Receivables LLC 2005-FR 3 Mortgage Pass-Through Certificates, Series 2005-FR3., has executed this deed this 13th day of July, 2007

Wells Fargo Bank National Association as Trustee for Securitized Asset Backed Receivables LLC 2005-FR 3 Mortgage Pass-Through Certificates, Series 2005-FR3 by Countrywide Home Loans Inc., as Attorney in Fact

By Raquel Black, Asst. Secretary

Witness: Tennika Maxwell, Escrow Coordinator

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Raquel Black, 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 National Association as Trustee for Securitized Asset Backed Receivables LLC 2005-FR 3 Mortgage Pass-Through Certificates, Series 2005-FR3., 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 13th day of July, 2007

Toni L. Gary Notary Public

My Commission expires: _____

TONI L. GARY
My Commission Expires
January 30, 2011

RETURN TO:

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

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