RETURN RT 4322

THIS INSTRUMENT PREPARED BY:
Resource Title Agency
3931-B Gallatin Pike
Nashville, TN 37216

Address New Owner(s)
Ricardo Rodriguez Rodriguez and
Hermelinda Luis Lajom
Same

Send Tax Bills To: Ricardo Rodriguez
4502 Saunders Avenue
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 09/21/07 11:47 2 pgs
Fees:13.00 Taxes:629.00
20070921-0112982

Map & Parcel Nos.:
061-03-0 007.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th **day of** September, **2007**, by and between **Luis E. Molina**, party of the first part, and **Ricardo Rodriguez Rodriguez and Hermelinda Luis Lajom**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($170,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

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

Being Lot No. 77 on the map of Section Two, Gra-Mar Acres, as of record in Book 2133, Page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Randy L. Maxwell by Warranty Deed from Mildred Helen Hardison and Lowell Hillard O'Brien dated August 31, 2001 and recorded September 18, 2001 in Instrument Number 20010918-0100992, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Wells Fargo Bank, N.A., as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust 2004-HE3, by Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated August 31, 2006 and recorded September 11, 2006 in Instrument Number 20060911-0111919, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Luis E. Molina, a married person, by Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust 2004-HE3, dated December 13, 2006 and recorded December 19, 2006 in Instrument Number 20061219-0156110, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Luis E. Molina by Wilson Molina, A.I.F.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

I hereby certify, that on the 12th day of September, 2007, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Wilson Molina to me known to be the person who executed the foregoing instrument in behalf of Luis E. molina as his Attorney in Fact, and acknowledged that she executed the same as the free act and Deed of the said Luis E. Molina.

WITNESS my hand and Notarial Seal at office this 12th **day of** September, **20**07.

My commission expires: _____

THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 25, 2009

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$170,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 12th **day of** September, **20**07.

PROPERTY ADDRESS:
4502 Saunders Avenue
Nashville, TN 37216

THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 2009