# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/07 10:24 2 pgs
Fees:13.00 Taxes:277.50

20071218-0145079

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Laura Iniguez
Affiant Laura Iniguez

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2007

WALID M MOUNEIMNE
My Commission Expires
September 21, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Resource Title of Tennessee
3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT3541

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hugo Rios | Same as New Owner | 148-08-0-125.00 |
| (NAME) | (NAME) | |
| 4524 Xavier Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | | |
| (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, N.A. on Behalf of the Certificateholders Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCW1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Hugo Rios, AND ANGELA RIOS, HUSBAND AND WIFE TENANTS BY THE ENTIRETY

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:

Davidson

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan Oakwood Terrace, Section II, of record in Book 4460, page 118 and 119, 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 Sheri L. Williams, Unmarried, by Warranty Deed from Homesite Properties, LLC, a Limited Liability Company, dated February 23, 1999 and recorded March 3, 1999 in Book 11364, Page 643, Register's Office for Davidson County, Tennessee, AND;

Previously conveyed to Sherri L. Patterson and husband, Timothy Patterson by Quitclaim Deed from Sherri L. Williams (now Patterson) dated February 24, 2003 and recorded March 6, 2003 in Instrument Number 20030306-0029517, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Wells Fargo Bank, N.A. on Behalf of the Certificateholders Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCW1 by Trustee's Deed from Billy Glass as Co-Trustee dated April 18, 2007 and recorded April 30, 2007 in Instrument Number 20070430-0051408, 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 4524 Xavier Drive Antioch 37013
(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 Hugo Rios, and his/her/their assigns, forever.

Said Wells Fargo Bank, N.A. on Behalf of the Certificateholders Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCW1, 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, N.A. on Behalf of the Certificateholders Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCW1, has executed this deed this 10th day of, 2007

Wells Fargo Bank, N.A. on Behalf of the Certificateholders Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCW1 by Countywide Home Loans Inc. as Attorney in Fact

By Laura Iniguez, 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 Laura Iniguez, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him herself to be the Asst. Secretary of Countywide Home Loans Inc., the Attorney in Fact of said Wells Fargo Bank, N.A. on Behalf of the Certificateholders Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCW1., the within named bargainor, and that he/she as such Asst. Secratary 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 ~~20030904-0129371~~ Register's Office for Davidson County, Tennessee.

POA, Instrument # 20051007[illegible]1196

Witness my hand and Notarial Seal this 10th day of December, 2007

Notary Public

My Commission expires:

WALID M MOUNEIMNE
My Commission Expires
September 21, 2011

**RETURN TO:**

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

**RT3541**