Return to:

RESOURCE TITLE AGENGY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216

12T1352

Davidson County DEEDWARR
Recvd: 01/07/08 11:11 4 pgs
Fees:23.00 Taxes:144.30

20080107-0001592

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
487857 324043744
Sarah Fiegenbaum

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS 081-15-0 629.00
LELAND D. WATTS	LELAND D. WATTS	
1408 N. 16TH AVE	3819 GALLATIN RD.	
NASHVILLE, TN 37208	NASHVILLE, TN 37216	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement Dated as of August 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ4 a National Banking Assocation organized and exisiting under the laws of the United States of America have this day bargained and sold, and do hereby transfer and convey unto the said LELAND D. WATTS A MARRIED PERSON

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. 20061221-0157353 in the Register's Office of DAVIDSON County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Affiant

Subscribed and sworn to before me this the 2ND day of JANUARY

Notary Public

My commission expires: 1.22.08
(Affix Seal)

ELAINE EVERSMEYER
Notary Public
Tennessee
State of
DAVIDSON COUNTY

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 1408 N 16th Avenue, Nashville, TN 37208
improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 29th day of October, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement Dated as of August 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ4
By Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomEq Servicing, attorney in fact

By: _____

Printed Name: Jeff Szymendera

Its: VP

(Corporate Seal)

Acknowledgment

State of NC
)ss.
County of Wake

On this day before me, a Notary Public, personally appeared Jeff Szymendera, to me personally well-known, who acknowledged that he/she is the VP of Barclays Capita Real Estate, Inc., a Delaware Corporation, D/B/A Homeq Servicing a corporation, as attorney in fact for Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement Dated as of August 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ4, a national banking association, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 29th day of October.

Nadine Watson-Smith
Notary Public

My commission expires:

_____
(Seal)

NADINE WATSON-SMITH
NOTARY PUBLIC
My Comm. Exp. July 10, 2012
WAKE COUNTY, N. C.

Power of Attorney of record in Instrument No. 20061130-0147631, Davidson County Register's Office

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 318, in D. T. McGavock and Others Addition to the City of Nashville, called the addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Sylvester Armor, an unmarried man, by Warranty Deed from Candyce T. Jones, an unmarried woman, dated 06/03/2005, recorded 06/10/2005, of record in Instrument No. 20050610-0066534, in the Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement DAted as of August 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ4 by Substitute Trustee's Deed from Denise Griffin dated December 4, 2006 and recorded on December 21, 2006 in Instrument No. 20061221-0157353, said Register's Office.