Davidson County DEEDWARR
Recvd: 05/15/08 13:32 4 pgs
Fees:23.00 Taxes:222.00

20080515-0050091

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

RT 5039

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
559874 322332149
Shelia Woodward

# SPECIAL WARRANTY DEED
**(Corporation)**

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS 162-06-0-231.00 |
|---|---|---|
| Mary E Stuckey | Same as new owner | |
| 171 Old Tusculum Rd | | |
| Antioch, TN 37013 | | |

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, Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement Dated as of August 1, 2004 ABFC 2004-HE1 Trust ABFC Asset-Backed Certificates, Series 2004-HE1 a National Banking Association 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 Mary E. Stuckey, single 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. * in the Register's Office of Davidson County, Tennessee.
*20071260136713

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Affiant

Subscribed and sworn to before me this the 1ST day of May, 2008

Notary Public

My commission expires: 1-24-09 (Affix Seal)

ELAINE EVERSMEYER
State of Tennessee Notary Public
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 171 Old Tusculum Road, Antioch, TN 37013
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 6 day of March, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement Dated as of August 1, 2004 ABFC 2004-HE1 Trust ABFC Asset-Backed Certificates, Series 2004-HE1
By Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomEq Servicing, attorney in fact

By: _____

Printed Name: Jeff Szymendera

Its: Vice President

(Corporate Seal)

Acknowledgment

State of NC

County of WAKE )ss.

On this day before me, a Notary Public, personally appeared Jeff Szymendera, to me personally well-known, who acknowledged that he/she is the Vice President of Barclays Capita Real Estate, Inc., a Delaware Corporation, D/B/A Homeq Servicing a corporation, as attorney in fact for Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement Dated as of August 1, 2004 ABFC 2004-HE1 Trust ABFC Asset-Backed Certificates, Series 2004-HE1, 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 6 day of MAR. 2008.

Sandra N. Smith
Notary Public

My commission expires:

11-30-2011
(Seal)

SANDRA N. SMITH
NOTARY PUBLIC
Wake County, North Carolina
My Commission Expires: November 30, 2011

Power of Attorney of record in Instrument #20071105-0130094, Register's Office of Davidson County, TN

## Exhibit "A"

**Being Lot No. 5, on the Plan of Valley Green Subdivision, as of record in Book 4460, Pages 96 and 97, Register's Office for Davidson County, Tennessee, to which plan specific reference is made herein for a more complete description of metes and bounds.**

**Being the same property conveyed to Albert Hill and Deidri Hill by Warranty Deed from Sally F. Jackson dated April 12, 2004 and recorded on May 11, 2004 in Instrument No. 20040511-0053716, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement dated as of August 1, 2004 ABFC 2004-HE1 Trust ABFC Asset-Backed Certificates, Series 2004-HE1 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Denise D. Griffin, An Authorized Agent, dated November 15, 2007, recorded November 29, 2007, of record in Instrument No. 200711260136713, Register's Office, Davidson County, Tennessee.**