SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF February 2009

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NEO NESHIA DANIELLE STOVALL
My Commission Expires
February 14, 2011

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

RT7809

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan W Donghia	Susan W Donghia	147-07-0-052.00/
(NAME)	(NAME)	
4415 Provident Heigh	1145 22ND CT	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Vero Beach, FL 32960	
(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. as Trustee for the Benefit of Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MCW1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Susan W Donghia, 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:
A certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being Lot No.28 on the Map showing T. C. Cook's Re-Subdivision of part of the B. F. Cook Old Home Place of record in Book 547, Page 163, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description.

Being the same property conveyed to Llewellyn C. Nightingale and wife, Brenda Nightingale, by Quitclaim Deed from Llewellyn C. Nightingale, dated July 30, 2004, recorded August 5, 2004, of record in Instrument Number 20040805-0094306, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wells Fargo Bank, N.A. as Trustee for the Benefit of Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MCW1 by Substitute Trustee's Deed from Recontrust Company, as Substitute Trustee, dated November 10, 2008 and recorded November 17, 2008 in Instrument Number 20081117-0113271, said Register's Office.

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 ☒ property, known as 4415 Provident Heigh Nashville 37211
improved
(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 Susan W Donghia, and his/her/their assigns, forever.

Said Wells Fargo Bank, N.A. as Trustee for the Benefit of Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MCW1, 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: 03/13/09 10:45 2 pgs
Fees:13.00 Taxes:148.00

20090313-0022780

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A. as Trustee for the Benefit of Park Place Securities, Inc Asset-Backed Pass-Through Certificates Series 2004-MCW1, has executed this deed this 19th day of February, 2009

Wells Fargo Bank, N.A. as Trustee for the Benefit of Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MCW1 by Countrywide Home Loans Servicing, LP, Attorney in Fact

By Maria E Castillo 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 Maria E Castillo, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans Servicing, LP, the Attorney in Fact of said Wells Fargo Bank, N.A. as Trustee for the Benefit of Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MCW1, the within named bargainor, and that he/she as such Assistant 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 20090202-000870, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 19th day of February, 2009

Notary Public

My Commission expires: _____

NOTARY PUBLIC STATE OF TEXAS
NEO NESHIA DANIELLE STOVALL
My Commission Expires
February 14, 2011

RETURN TO:

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

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