SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of August, 2009 by and between **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE ABFC 2005-HE2**, party of the first part, and **Marvin Cook**, unmarried, party of the second part.

*Trust

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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 the County of Davidson Tennessee:

Lot 88, Section 3, Buena Vista Estates Subdivision as shown on plat of record in Book 4175, Page 139, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No. 20090724-0069525 in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all 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 part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record, *including* Plat Book 4175, Page 139, Restrictive Covenants of record in Book 4435, Page 92 in the Register's Office of **Davidson** County, Tennessee; year 2009 property taxes and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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.

Power of Attorney of record in Instr. 20081201-0116366, said Register's Office.

BILL GARRETT, Davidson County
Trans: T20090056982 DEEDWARR
Recvd: 08/20/09 09:35 2 pgs
Fees: 13.00 Taxes: 184.63
20090820-0078344

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

WELLS FARGO BANK, NATIONAL ASSOCATION, AS TRUSTEE FOR ABFC 2005-HE2 TRUST
By: Saxon Mortgage Services, Inc. as its attorney-in-fact

By: _____
Printed Name: LADEE TAYLOR
Title: AVP

STATE OF UTAH
COUNTY OF SALT LAKE

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared LADEE TAYLOR, ~~AVP~~ CTO (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the AVP of **Saxon Mortgage Services, Inc., as Attorney in Fact,** a corporation, which caused this instrument to be executed on behalf of **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2005-HE2,** ** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2005-HE2 TRUST**

****TRUST**

WITNESS my hand, at office, this 11th day of August, 2009

Notary Public
CHERYL A O'HARA
Commission #579094
My Commission Expires
June 9, 2013
State of Utah

_____
Notary Public

Commission Expiration: _____

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF17430

PROPERTY ADDRESS:
4121 Boyd Drive
Nashville, TN 37218

TAX PARCEL ID NUMBER: 05905004100

PROPERTY OWNER AND ADDRESS
MAIL TAX BILLS TO:
Marvin Cook
~~4121 Boyd Drive~~ P.O. Box 148761
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

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 $49,900, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

_____
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF August, 2009.

_____
NOTARY PUBLIC

COMMISSION EXPIRATION: 11/7/12

PATRICIA NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This Deed prepared with information furnished by First American Title Insurance Company
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