03

Bailey Title

BILL GARRETT, Davidson County
Trans: T20090075247 DEEDWARR
Recvd: 11/04/09 10:03 4 pgs
Fees: 23.00 Taxes: 477.30

20091104-0101865

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
608617 320463094
Diane Scocos

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brendan Moss		061.15-337.00
1119 MARION AVE.	FRANKLIN SYNERGY BANK	
NASHVILLE, TN 37216	3301 ASPEN GROVE DR., #200	
	FRANKLIN, TN 37067	

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, The Bank of New York Mellon, fka The Bank of New York, as successor to JP Morgan Chase Bank, N.A., as Trustee, not in its individual capacity but solely as Trustee under Pooling and Servicing Agreement dated as of November 1, 2003 ABFC 2003-WMC1 Trust ABFC Asset-Backed Certificates, Series 2003-WMC1, 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 Brendan Moss 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. 20090113-0003064 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 $ 129,000.00

Affiant Rochelle Caudill

Subscribed and sworn to before me this the 23RD day of OCTOBER, 2009

Notary Public Diane K. Mann

My commission expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

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 1119 Marion Ave, Nashville, TN 37216
improved XX

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 OCT 0 9 2009 day of _____, _____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The Bank of New York Mellon, fka The Bank of New York, as successor to JP Morgan Chase Bank, N.A., as Trustee, not in its individual capacity but solely as Trustee under Pooling and Servicing Agreement dated as of November 1, 2003 ABFC 2003-WMC1 Trust ABFC Asset-Backed Certificates, Series 2003-WMC1
By: Barclays Capital Real Estate, Inc., a Delaware Corporation, d/b/a HomEq Servicing, Attorney-in-Fact

By: _____

Printed Name: Noriko Colston

Its: Assistant Secretary

(Corporate Seal)

STATE OF California
COUNTY OF Sacramento

On this day before me, M. Schuessler, a Notary Public personally appeared Noriko Colston ~~personally known to me~~, who acknowledged that he/she is the Assistant Secretary of Barclays Capital Real Estate, Inc., a Delaware Corporation, d/b/a HomEq Servicing, Attorney-in-Fact for The Bank of New York Mellon, fka The Bank of New York, as successor to JP Morgan Chase Bank, N.A., as Trustee, not in its individual capacity but solely as Trustee under Pooling and Servicing Agreement dated as of November 1, 2003 ABFC 2003-WMC1 Trust ABFC Asset-Backed Certificates, Series 2003-WMC1, a corporation, 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 _____ day of OCT 09 2009, _____.

_____
Notary Public
My Commission Expires: M. Schuessler

(This area for official notarial seal)

M. SCHUESSLER
COMM. # 1788328
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO CO.
EXP. DEC 30, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 286 fronts 100 feet on the northerly side of Marion Avenue and runs back 271.5 feet on the easterly line with the westerly side of Katherine Street and 305.2 feet on the westerly line to the southerly side of Newman Avenue, and fronts 105.6 feet thereon.

INCLUDED BUT EXCLUDED from the above description are the following tracts conveyed by deeds of record in Book 2394, Page 19 and Book 2877, Page 221;

Tract 1: Being a part of Lot No. 286 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's office of said County.

Said part of said lot beginning at a point in the easterly line 188.5 feet from the southeast corner of said lot, thence northerly with said line 10 feet to a point being the southeast corner of part of said lot heretofore conveyed to Mary M. Porch by Ella H. Porch, thence in a westerly direction with the southern line of that part of said lot heretofore conveyed to Mary M. Porch by deed from Mrs. Ella H. Porch and parallel with the southerly line of said lot 100 feet to a point in the westerly line being the southwest corner of the said lot heretofore conveyed to Mary M. Porch by Ella H. Porch, thence southernly with the said westerly line 15 feet to a point therein, thence in an easterly direction to the point of the beginning.

Tract 2: Being the northern portion of Lot 286 on the Plan of Inglewood Place as of record in Book 332, Page 101, Register's Office for said County.

Said tract of land being more particularly described as beginning at the northeast corner of said lot 286 and running with Newman Ave. in a westerly direction 105.6 ft. to the northwest corner of said lot 286; thence in a southerly direction with the west property line of said lot 286, 117 ft. to a point; thence in a easterly direction parallel with the south line of said lot 286,100 ft. to a point; thence in a northerly direction with Katherine Street 83 ft. to the point of beginning.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED.