BILL GARRETT, Davidson County
Trans:T20090087379 DEEDWARRSP
Recvd: 12/30/09 10:46 4 pgs
Fees:23.00 Taxes:247.90

20091230-0118260

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
620369 320819394
Theresa Mathews

# SPECIAL WARRANTY DEED
**(Corporation)**

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Sharon D. Gladney | | 92.05-320.00 |
| 2915 Clifton Avenue | SAME | |
| Nashville, TN 37209 | | |
| | | |

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, NA as Trustee under Pooling and Servicing Agreement dated as of April 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed certificates, series 2004-WMC3 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 _____ Sharon D. Gladney _____ 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 _____ County, Tennessee.

STATE OF ~~Tennessee~~
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 67,000.00

Affiant Sharon D Gladney

Subscribed and sworn to before me this the 9th day of November 2009

Notary Public Rita B. Mitchell

My commission expires: 7-24-11
(Affix Seal)

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY TENN

**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 2915 Clifton Avenue, Nashville, TN 37209
improved (X)

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.

Wells Fargo Bank, NA as Trustee under Pooling and Servicing Agreement dated as of April 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed certificates, series 2004-WMC3
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 ~~to me personally well known~~, 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 Wells Fargo Bank, NA as Trustee under Pooling and Servicing Agreement dated as of April 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed certificates, series 2004-WMC3, 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 _____ day of OCT 09 2009, _____.

_____ (This area for official notarial seal)
Notary Public
My Commission Expires: M. Schuessler

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

***Power of Attroney of record in Instrument Number 20061130-0147631 in the Register's Office for Davidson County, Tennessee.

## PROPERTY DESCRIPTION

The land referred to in this Policy is described as follows:

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

Being Lot Number 1 and the westerly 10 feet of Lot Number 2 on the Map of A.W. Wills Subdivision of part of the Barrow Lands, of record in Book 161, Page 107, said Register's Office for Davidson County, Tennessee.

Said Lot Number 1 and westerly part of Lot Number 2 together front 128.8 feet on the south side of Clifton Pike and run back on the east line 125 feet and on the west line with (sic) easterly line margin of Pilcher Avenue 143 feet to an alley.

Being the same property conveyed to Wells Fargo Bank, NA as Trustee under Pooling and Servicing Agreement dated as of April 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed certificates, series 2004-WMC3 by Substitute Trustee's Deed, from Shapiro & Kirsch, LLP., as Substitute Trustee, by Ashley M. Jones, Authorized Agent, dated April 29, 2009, recorded June 3, 2009, of record in Instrument No. 200906030051241, Register's Office of Davidson County, Tennessee.