BILL GARRETT, Davidson County
Trans:T20100029325 DEEDWARRSP
Recvd: 05/17/10 09:22 4 pgs
Fees:23.00 Taxes:269.73
20100517-0037591

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-100300136S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Vicki Campbell	SEND TAX BILL TO: Vicki Campbell	MAP/PARCEL NUMBERS: 162-09-0B-071.00-CO
(Name)	(Name)	
(Address) 5600 Country Dr. Unit 158	(Address) 5600 Country Dr. Unit 158	
(City) (State) (Zip) Nashville, TN 37211	(City) (State) (Zip) Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Wells Fargo Bank, N.A. As Trustee For ABFC 2005-HE2 Trust, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Vicki Campbell, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 5600 Country Drive Unit 158, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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 Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 3-19-10, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Wells Fargo Bank, N.A. As Trustee For ABFC 2005-HE2 Trust by Saxon Mortgage Services, Inc. as Attorney In Fact

BY: _____

NAME: JASON CLARKE

ITS: AVP.

State of MA
County of NORFOLK

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid JASON CLARKE who acknowledged to me that she/he is AVP. (Title of person signing) of Saxon Mortgage Services, Inc (Name of Company), the attorney-in-fact for Wells Fargo Bank, N.A. As Trustee For ABFC 2005-HE2 Trust, and that in its capacity as attorney-in-fact for Wells Fargo Bank, N.A. As Trustee For ABFC 2005-HE2 Trust she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Wells Fargo Bank, N.A. As Trustee For ABFC 2005-HE2 Trust and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 19 day of MARCH, 2010.

JANAINA S NUGENT
MY COMMISSION EXPIRES
03-18-2016
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Janaina S. Nugent
Notary Public
My Commission Expires: _____

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 72,900.00

Affiant

Subscribed and sworn to before me this 3rd day of May, 2010

KEVANA M. NIXON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/23/2013

RE: 5600 Country Drive Unit 15, Nashville, TN 37211

TN_REO_SpecialWarrantyDeed
JMF / DS LD 01/17/2010 rev.

NSR-1003001365
03/18/10 @ 02:35 PM

EXHIBIT "A"

A certain condominium apartment located in Davidson County, Tennessee, being known as Townhouse No. 158 on the 4th Revised Plan of Hickory Valley Condominiums, Phase III, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, a horizontal property regime established by Master Deed of record in Book 5200, Page 131, and further described on the plan of record attached to said Master Deed as "Exhibit A", Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the Amended & Restated Master Deed and By-Laws for the administration thereof of record in Book 4918, Page 116, in Book 4958, Page 346; and Amended and Restated in Book 8797, Page 918, said Register's Office.

Being the same property conveyed to Wells Fargo Bank, N.A. as Trustee for ABFC 2005-HE2 Trust, by Substitute Trustee's Deed recorded at Instrument No. 20091214-0113529

RE: 5600 Country Drive Unit 158, Nashville, TN 37211

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(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 te 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.

RE: 5600 Country Drive Unit 158, Nashville, TN 37211