Prepared by:
Sherman & Phalen, LLC
1955 Lower Roswell Rd
Suite B
Marietta, GA 30068

BILL GARRETT, Davidson County
Trans:T20100061033 DEEDWARRSP
Recvd: 09/28/10 12:35 2 pgs
Fees:13.00 Taxes:99.64
20100928-0077156

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged **American Asset LLC** (Grantor"), has bargained and sold, and hereby transfers and conveys to **Woodbine Community Organization (WCO) Inc.** (Grantees"), their successors, heirs and assigns, certain land in **Davidson County**, Tennessee, ("Property"), being more particularly described as follows:

Described property located in Davidson County, Tennessee, more particularly described as follows:
Being the South 60 feet of the East 40 feet of Lot Number 32, the South 60 feet of Lot Number 33 and the South 60 feet of the West 18 feet of Lot Number 34,
Block "A", on the Map of Pitcher's Addition, as of record in Book 57, Page 91, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to U.S. Bank National Association, as Trustee for TBW Mortgage-Backed Pass-Through Certificates, Series 2007-2 by
Substitute Trustee's Deed dated March 22, 2010, of record in Instrument Number 20100331-0023913, Register's Office for Davidson County, Tennessee.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS, SETBACK LINES AND EASEMENTS OF RECORD IN THE REGISTER'S OFFICE FOR **DAVIDSON COUNTY**, TENNESSEE

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Subject to restrictions, setback lines and easements shown of record in the Register's Office for **Davidson County**, Tennessee.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming, by, through, or under Grantor, but not otherwise.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their judgment.

Executed this the 16 day of September, 2010.

American Asset LLC

BY: Carlos Saenz

ITS: Managing Director

STATE OF Maryland)

COUNTY OF Montgomery) SS.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Carlos Saenz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself/herself to be the Managing Director of American Asset, LLC, the within named bargain or, a corporation, and the he/she as such Managing Director, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Managing Director

Witness my hand and official seal at office, in Montgomery County, Maryland, this 16 day of September, 2010

Notary Public

My Commission Expires: 10-30-13

CHINH PHUONG NUYEN My Commission Expires NOTARY PUBLIC 10-30-2013 MONTGOMERY COUNTY, MD

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 130,000.00

Affiant

Subscribed and sworn to before me this 16 day of September 2010

Notary Public

My Commission Expires: 10-30-13

CHINH PHUONG NUYEN My Commission Expires NOTARY PUBLIC 10-30-2013 MONTGOMERY COUNTY, MD

Map: 092100028100

Owner & Party Responsible for Tax Bills:

Woodbine Community Organization (WCO) Inc.

222 Old Ave

Nashville, TN

37210