BILL GARRETT, Davidson County
Trans: T20100067074 DEEDWARRSP
Recvd: 10/22/10 08:40 4 pgs
Fees: 23.00 Taxes: 125.80
20101022-0084637

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-101000489S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Beverly Cole	SEND TAX BILL TO: Beverly Cole	MAP/PARCEL NUMBERS: 043-02-0A-140.00-CO
(Name) 140 Cedarwood Ln K-140	(Name) 140 Cedarwood Ln K-140	
(Address) Madison, TN 37115	(Address) Madison, TN 37115	
(City) (State) (Zip)	(City) (State) (Zip)	

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 Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass Through Certificates, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Beverly Cole, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 140 Cedarwood Lane K-140, Madison, TN, 37115, 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 10-5-10, 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 Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass Through Certificates by Carrington Mortgage Services, LLC as Attorney In Fact

By: _____

Name: Tom Croft

Its: SVP

State of CA
County of Orange

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Tom Croft who acknowledged to me that she/he is SVP (Title of person signing) of CMS (Name of Company), the attorney-in-fact for Wells Fargo Bank, N. A., As Trustee For Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass Through Certificates, and that in its capacity as attorney-in-fact for Wells Fargo Bank, N. A., As Trustee For Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass Through Certificates she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Wells Fargo Bank, N. A., As Trustee For Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass Through Certificates and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 5th day of October, 2010.

DANIA B. TREVINO
Commission # 1828353
Notary Public - California
Orange County
My Comm. Expires Jan 3, 2013

_____
Notary Public
My Commission Expires: January 3, 2013

State of TN
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $34,000.

_____
Affiant

Subscribed and sworn to before me this 10/5/10.

_____
Notary Public
My Commission Expires: 6/21/2014

Angela Howard
Rutherford County

EXHIBIT "A"

Being Lot No. 140, on the Plan of Cedarwood Courtyard Homes, Phase Two, as shown on plat of record in Plat Book 5200, Page 60, 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 Wells Fargo Bank, N. A., As Trustee For Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass Through Certificates by Substitute Trustee's Deed recorded 3/8/10, instrument no. 20100308-0017513, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 5495, Page 661, as amended in Book 6216, Page 434; Book 6707, Page 216 and Book 9010, Pages 503 and 505; By-Laws of record in Book 5307, Page 231; Charter of record in Book 5307, Page 226; Conveyance of Common Areas of record in Book 5684, Page 678; and all matters shown on plat of record in Book 5200, Page 60, all of record in the Register's Office of Davidson County, Tennessee.

RE: 140 Cedarwood Lane K-140, Madison, TN 37115

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: 140 Cedarwood Lane K-140, Madison, TN 37115