Record 1st

BILL GARRETT, Davidson County
Trans:T20110064605 DEEDWARRSP
Recvd: 10/17/11 09:39 2 pgs
Fees:13.00 Taxes:364.45
20111017-0080356

S&K #: 10-011363

SPECIAL WARRANTY DEED

THIS DEED, between Wells Fargo Bank, N.A., as Trustee of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-MCW1 organized and existing under the laws of the United States of America, hereinafter called Grantor, and Gary Pickens hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

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

LAND in Davidson County, Tennessee, being Lot No. 284 on the Plan of Section One, Asheford Crosssing, of record in Book 7900, Page 937, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Devlin Forsythe, married, by virtue of a Warranty Deed dated July 21, 2004, of record in Instrument No. 200407260089242, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20040726-0089243 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100222-0013188, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Property Address: 109 CEDAR ASH COURT, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Gary Pickens
3235 Park Road
Hermitage, TN 37076

Map & Parcel 16409001300

THIS INSTRUMENT PREPARED BY: & Return To:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

Wells Fargo Bank, N.A., as Trustee of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-MCW1

By: BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as attorney in fact

BY: _____ _____
Judy Shu Irene Carrillo

IT'S: AVP AVP

STATE OF AZ
COUNTY OF MARICOPA

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Judy Shu, and Irene Carrillo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Assistant Vice President and the Assistant Vice President (Officers) of BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as attorney in fact, for Wells Fargo Bank, N.A., as Trustee of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-MCW1, the within named bargainor, and that they as such Judy Shu and Irene Carrillo (Officers), being authorized to do so, executed the foregoing instrument on behalf of Wells Fargo Bank, N.A., as Trustee of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-MCW1, as the Assistant Vice President and the Assistant Vice President (Officers) of BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as attorney in fact for Wells Fargo Bank, N.A., as Trustee of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-MCW1, and declared that they as such Assistant Vice President and Assistant Vice President (Officers) of BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as attorney in fact, executed this instrument as the free act and deed of Wells Fargo Bank, N.A., as Trustee of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-MCW1.

WITNESS my hand and Official Seal at Office this 11 day of October, 2011.

SHANDA KREUZER
Notary Public - Arizona
Pinal County
My Comm. Expires Apr 17, 2012

NOTARY PUBLIC

My Commission Expires: 4/17/12

STATE OF ARIZONA
COUNTY OF MARICOPA

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $98,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 11 day of October, 2011.

Notary Public

My commission expires: 4/17/12

SHANDA KREUZER
Notary Public - Arizona
Pinal County
My Comm. Expires Apr 17, 2012