BILL GARRETT, Davidson County
Trans:T20110068101 DEEDWARRSP
Recvd: 10/31/11 13:51 8 pgs
Fees:43.00 Taxes:174.64
20111031-0084514

SPECIAL WARRANTY DEED

Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste 115
Memphis, TN 38120
#11010460

STATE OF Tennessee
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,199.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF October 2011

Notary Public

MY COMMISSION EXPIRES: 8-25-2015
(AFFIX SEAL)

LISA C. POSEY NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip E. Moss (NAME)	**Phillip E. Moss** (NAME)	11902008800
223 Garwood Drive (ADDRESS)	902 Christina Drive (ADDRESS)	
Nashville TN 37210 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR , **Wells Fargo Bank, N.A. Trustee Pooling and Servicing Agreement dated as of November 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-WHQ2**, , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Phillip E. Moss** _____, AND HIS HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 43, Plan of Cunningham Heights, as shown on plat of record in Book 2331, Page 76, in the Register's Office of Davidson County, Tennessee, to which book reference is made for a more particular description of said property.

Said Lot 43 fronts 73.66 feet on the southerly side of Garwood Drive and runs back between lines, 180 feet on the westerly line and 130 feet on the easterly line, to a dead line in the rear on which it measures 95.3 feet.

Being the same property conveyed to Wells Fargo Bank, N.A. Trustee Pooling and Servicing Agreement dated as of November 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-WHQ2 by Substitute Trustee's Deed dated April 28, 2011 at Instrument Number 20110428-0032529 for the Register's Office of Knox County, Tennessee.

Exhibit "A" Attached hereto.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 223 Garwood Drive Nashville 37210

(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Phillip E. Moss**, and his/her/their assigns, forever.

Said Grantor, **Wells Fargo Bank, N.A. Trustee Pooling and Servicing Agreement dated as of November 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-WHQ2**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Wells Fargo Bank, N.A. Trustee Pooling and Servicing Agreement dated as of November 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-WHQ2**, has executed this deed this Oct. 19, 2011

For the property commonly known as:
223 Garwood Drive
Nashville, TN 37210

Wells Fargo Bank, N.A. Trustee Pooling and Servicing Agreement dated as of November 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-WHQ2

BY: OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

Renee Hensley, Manager

STATE OF FLORIDA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Renee Hensley, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Manager of _____, the Attorney in Fact of said **Wells Fargo Bank, N.A. Trustee Pooling and Servicing Agreement dated as of November 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-WHQ2**., the within named bargainor, and that he/she as such Manager, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number _____ of record in Register's Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this Oct., 19, 2011

Milenri Figueroa, Notary Notary Public

My Commission expires: _____

MILENRI FIGUEROA
MY COMMISSION # DD 839746
EXPIRES November 19, 2012
(407) 398-0153 FloridaNotaryService.com

RETURN TO:

REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste 115
Memphis, TN 38120
#110104160

223 Garwood Drive
Nashville, TN 37210

2

Exhibit "A"

POA
2129

LIMITED POWER OF ATTORNEY

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., solely in its capacity as trustee (the "Trustee") of the Trusts (as defined below) hereby constitutes and appoints Ocwen Loan Servicing, LLC, solely in its capacity as servicer to the Trusts (the "Servicer"), and any other officer or agent thereof, with full power of substitution, as its true and lawful attorney-in-fact with power and authority in the place and stead of the Trustee and in the name of the Trustee or in its own name from time to time in the Servicer's discretion, for the purpose of servicing mortgage loans, to take any and all appropriate action and to execute any and all documents and instruments which may be necessary and appropriate to accomplish the purposes of servicing mortgage loans, and without limiting the generality of the foregoing, the Trustee hereby gives the Servicer the power and right, on behalf of the Trusts, without assent by the Trustee, to do the following, to the extent consistent with the terms and conditions of the Pooling and Servicing Agreements attached hereto as Exhibit A (the "Trusts") :

1. To execute, acknowledge, seal and deliver deed of trust/mortgage note endorsements, lost note affidavits, assignments of deed of trust/mortgage and other recorded documents, satisfactions/releases/reconveyances of deed of trust/mortgage, subordinations and modifications, tax authority notifications and declarations, deeds, bills of sale, and other instruments of sale, conveyance, and transfer, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary and appropriate to effect its execution, delivery, conveyance, recordation or filing.

2. To execute and deliver insurance filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, and other documents or notice filings on behalf of the Trustee in connection with insurance, foreclosure, bankruptcy and eviction actions.

3. To endorse any checks or other instruments received by the Servicer and made payable to the Trustee.

4. To pursue any deficiency, debt or other obligation, secured or unsecured, including but not limited to those arising from foreclosure or other sale, promissory note or check. This power also authorizes the Servicer to collect, negotiate or otherwise settle any deficiency claim, including interest and attorney's fees.

5. To do any other act or complete any other document that arises in the normal course of servicing.

6. To defend the Trustee in actions and to bring affirmative actions on the Trustee's behalf, provided that the defense and affirmative actions are undertaken in the best interests of the Trustee.

(5)

This Limited Power of Attorney is effective as of the date below and shall remain in full force and effect until revoked in writing by the Trustee or the termination of the Agreement, whichever is earlier.

Dated: September 6th, 2010

Wells Fargo Bank, N.A., as Trustee of the Trusts

Attest:

By: Alex Humphries
Its: Assistant Secretary

By: Elisabeth A. Brewster
Its: Vice President

Unofficial Witnesses:

Amy Martin

Kristin Mazzeo

STATE OF MARYLAND
COUNTY OF HOWARD ss:

On the 6TH day of September, 2010 before me, Kathleen A. Dean, a Notary Public in and for said State, personally appeared Elisabeth A. Brewster, known to me to be Vice President of Wells Fargo Bank, N.A., and also known to me to be the person who executed this Limited Power of Attorney on behalf of said bank, and acknowledged to me that such bank executed this Limited Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my office seal the day and year written above,



Notary Public: Kathleen A. Dean
My Commission expires: 2/6/2013

Exhibit A

Pooling and Servicing Agreement dated as of August 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC3

POOLING AND SERVICING AGREEMENT Dated as of February 1, 2003 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-WMC1

POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2

POOLING AND SERVICING AGREEMENT Dated as of February 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ1

POOLING AND SERVICING AGREEMENT Dated as of November 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-WHQ2

POOLING AND SERVICING AGREEMENT Dated as of October 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-MHQ1

POOLING AND SERVICING AGREEMENT Dated as of September 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-WHQ1

Pooling and Servicing Agreement dated as of February 1, 2004 First Franklin Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2004-FF1

Pooling and servicing agreement dated as of April 1, 2004 Asset Backed Securities Corporation Home Equity Loan Trust 2004-HE2 Asset Backed Pass-Through Certificates, Series 2004-HE2

Pooling and Servicing Agreement dated as of April 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC3

Pooling and Servicing Agreement dated as of January 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC1

Pooling and Servicing Agreement dated as of March 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC2

Pooling and Servicing Agreement dated as of May 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ3

POOLING AND SERVICING AGREEMENT Dated as of October 1, 2004 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-WMC5

Pooling for the pooling and servicing Agreement dated as of September 1, 2005 ABFC Asset-Backed Certificates, Series 2005-WMC1

Pooling and Servicing Agreement dated as of June 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC4

POOLING AND SERVICING AGREEMENT Dated as of August 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ4

POOLING AND SERVICING AGREEMENT Dated as of November 1, 2005 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2005-HE1

POOLING AND SERVICING AGREEMENT Dated as of August 1, 2005 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE4

Pooling and Servicing Agreement dated as of January 1, 2004 GSAMP Trust 2004-FM1 Mortgage Pass-Through Certificates, Series 2004-FM1

Pooling and Servicing Agreement dated as of March 1, 2004 GSAMP Trust 2004-FM2 Mortgage Pass-Through Certificates, Series 2004-FM2

Pooling and Servicing Agreement dated as of March 1, 2004 First Franklin Mortgage Loan Trust 2004-FFH1 Asset-Backed Certificates, Series 2004-FFH1

POOLING AND SERVICING AGREEMENT Dated as of October 1, 2005 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE5

POOLING AND SERVICING AGREEMENT Dated as of October 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC3

POOLING AND SERVICING AGREEMENT Dated as of September 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2

POOLING AND SERVICING AGREEMENT Dated as of July 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-FR3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FR3

POOLING AND SERVICING AGREEMENT Dated as of August 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE1

POOLING AND SERVICING AGREEMENT Dated as of June 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-FR2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FR2

POOLING AND SERVICING AGREEMENT Dated as of October 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM2

POOLING AND SERVICING AGREEMENT Dated as of February 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-FR1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FR1

BROWARD COUNTY COMMISSIONERS CREATED OCT 1st 1915 BROWARD COUNTY FLORIDA

I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 26th **day of** Feb **2011 Bertha Henry, County Administrator.**

By _____

Deputy Clerk