This instrument prepared by:
Vicky Kinnard
First American Title
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File No.: **9909-3993444**

BILL GARRETT, Davidson County
Trans:T20120029768 DEEDWARRSP
Recvd: 04/24/12 09:20 3 pgs
Fees:18.00 Taxes:962.00
20120424-0034863

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this **4/11/2012**, by and between **WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH MORTGAGE INVESTORS TRUST,**
MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-WMC1, party of the first part, and **Mike Tudeen and Chris Choate, Trustees of the Edson Mirch Education Trust**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **NASHVILLE**, County of **DAVIDSON**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Abbott Martin Estates, of record in Plat Book 2854, Page 27, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
BEING the same property conveyed to Alfred W. Taylor, an unmarried man, by Warranty Deed dated July 28, 2003 and recorded July 29, 2003, of record in Instrument No. 20030729-0106873, in the Registers Office for Davidson County, Tennessee.

The Grantee(s), or Purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20120208-0011251** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **11713010400**
X Improved OR
Unimproved property located at: **3925 CAYLOR DRIVE, NASHVILLE, Tennessee 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

WELLS FARGO BANK, N.A., AS
TRUSTEE FOR THE HOLDERS OF THE
MERRILL LYNCH MORTGAGE
INVESTORS TRUST,MORTGAGE LOAN
ASSET-BACKED CERTIFICATES,
SERIES 2006-WMC1

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and attorney in fact

By: Janet L.Helms, Asst Vice President

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Tax Bills:
Owner's Name: Mike Tudeen and Chris Choate, Trustees
Edson Mirah Education Trust

and Address: **P.O. Box 68173**
Nashville, TN 37206

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Edson Mirah Education Trust
P.O. Box 68173
Nashville, TN 37206

State of AZ

County of Maricopa

Before me, Tanna Weber (name of notary public) of the State and County mentioned, personally appeared Janet L. Helms with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be AVP (president or other officer authorized to execute the instrument) of **WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-WMC1** the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as President or other officer).

TANNA WEBER
Notary Public - Arizona
Maricopa County
My Commission Expires
April 18, 2015

Witness my hand and Seal at office in this chandler az

Notary Public Tanna Weber

My Commission Expires: 4/18/2015

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$260,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Janet L. Helms, Asst Vice President

Subscribed and sworn to before me this 4/11/12

Notary Public

My Commission Expires: 4/18/2015

Tanna Weber

TANNA WEBER
Notary Public - Arizona
Maricopa County
My Commission Expires
April 18, 2015