BILL GARRETT, Davidson County
Trans:T20120035961 DEEDWARRSP
Recvd: 05/16/12 10:59 2 pgs
Fees:13.00 Taxes:148.00
20120516-0042321

STATE OF MASSACHUSETTS
COUNTY OF NORFOLK

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant Andrew Gills, Asst. V.P.

LESLIE J. FLYNN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 10, 2017

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF APRIL, 2012.

Notary Public
My commission expires: 11/10/17

THIS INSTRUMENT WAS PREPARED BY
Edelheit & Associates, PC
25 Braintree Hill Office Park, Ste. 404
Braintree, MA 02184
781-849-8850

ADDRESS NEW OWNER(S) AS FOLLOWS:
RALPH ALLEN
GAIL ALLEN
1212 CABANA CIRCLE
NASHVILLE, TN 37214

MAP-PARCEL NUMBER:
10803022300

SEND TAX BILLS TO: Ralph Allen and Gail Allen
625 WOODETT RD.
NASHVILLE, TN 37211

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, to **WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2005-HE2 TRUST,** Party of the First Part, for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, transfer and convey unto **RALPH ALLEN and GAIL ALLEN,*** Parties of the Second Part, their heirs, successors and assigns, all of its title, interest and estate, legal and equitable, in the following tract of land situated in the County of Davidson, State of Tennessee, and more particularly described as follows, to wit: * HUSBAND AND WIFE

Lot Number 86B of the Plan, on the Zone Lot Division of Lots 83 thru 86, Patio Villa, Section IV, of record in Plat Book 5200, Page 632 and in Plat Book 6900, Page 537, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

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.

THIS BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2005-HE2 TRUST BY SUBSTITUTE TRUSTEE'S DEED DATED NOVEMBER 30, 2012, RECORDED ON DECEMBER 22, 2011 AS INSTRUMENT NO. 20111222-0100038 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining unto the said party of the Second Part, their heirs, successors and assigns, forever, and the party of the First Part, for itself and its successors does hereby covenant with the party of the Second Part, their heirs, successors and assigns, that it, party of the First Part, has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and the title to the above granted premises against all persons lawfully claiming the same from, through or under it the party of the First Part will forever warrant and defend.

WITNESS MY SIGNATURE hereunto on this the 1st day of April, 2012.

Signed, acknowledged and delivered in the presence of:

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2005-HE2 TRUST, BY SAXON MORTGAGE SERVICES, INC., ATTORNEY-IN-FACT

Witness: SANDRA BETTENCOURT

By: Andrew Gillis
Its: ASSISTANT VICE PRESIDENT

Witness: KRISTEN LADEBUCHE

Print names below signatures

State of MASSACHUSETTS)
) ss.
County of NORFOLK)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Andrew Gillis, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledged him/herself to be the Asst. V. President of Saxon Mortgage Services, Inc., Attorney-in-Fact for WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2005-HE2 TRUST, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained and acknowledged that he/she executed the same by Limited Power of Attorney recorded on 7/21/08, as Instrument No. 08006360, at Book 1287, Page 149, in the Register's Office for ~~Davidson~~ Shelby County, Tennessee.

WITNESS my hand and Notarial seal at office this 1st day of April, 2012.

Notary Public
My commission expires: 11/10/17

LESLIE J. FLYNN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 10, 2017