NEW OWNER:

Graham & Dorothy Reed
4940 Shadowlawn Drive
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

LEGENDS TITLE SERVICES, LLC
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, Tennessee 37122
File No. 125261

SEND TAX BILLS TO:
New Owner

Parcel #76-05-54

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Two Thousand and 00/100 Dollars ($52,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Wells Fargo Bank, NA as Trustee for the Holders ofthe Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-WMC1** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Graham Reed, married,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land referred to in this commitment is described as all that certain property situated in City of Hermitage in the County of Davidson, and State of TN and being described in a deed dated 06/18/1996 in Book 10095 Page 626 among the land records of the county and state set forth above, and referenced as follows:

Lot: Block:

Being all of Lot No. 49, on the Plan of Hidden Hill, as shown by plat and survey of record in Plat Book 4860, Page 43, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Being the same premises as conveyed to Billy Keith Harper from Billy Keith Harper and Melissa Ann Harper, husband and wife, by deed recorded 06/24/1996, in Book 10095, Page 626.

This is IMPROVED property known as 4940 Shadowlawn Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Graham Reed and wife, Dorothy Reed, their successors and assigns, in fee simple, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as otherwise provided herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons

BILL GARRETT, Davidson County
Trans:T20120095573 DEEDWARRSP
Recvd: 12/13/12 14:58 3 pgs
Fees:18.00 Taxes:192.40
20121213-0115025

claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all visible easements or rights-of-way, and rights-of-way, easements, restrictions, etc., of record, if any. All improvements on the property are accepted "AS IS" by Grantee. Grantee expressly waives any and all such warranties, whether expressed or implied, including without limitation any warranties regarding hazardous or toxic substances, and the habitability or fitness of the property for any particular use or purpose.

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 the Deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives this 10 day of DECEMBER, 2012.

Wells Fargo Bank, NA 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 attorney-in-fact

By: Jennifer Green
JENNIFER GREEN, AVP

Its: ASSISTANT VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Wells Fargo Bank, NA 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 attorney-in-fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that JENNIFER GREEN is the Wells Fargo Bank, NA 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 attorney-in-fact, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 10TH day of December, 2012.

Leslie Richardson
LESLIE RICHARDSON NOTARY PUBLIC

My commission expires: 10-03-2016

LESLIE RICHARDSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-03-16

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The actual consideration or value, whichever is greater, for this transfer is $52,000.00

JENNIFER GREEN, AVP AFFIANT

Sworn to and subscribed to before me this 10 day of December, 2012.

LESLIE RICHARDSON NOTARY PUBLIC

My commission expires: 10-03-2016

LESLIE RICHARDSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-03-16