Bk/ 64

Davidson County DEEDWARR
Recvd: 06/24/04 15:11 2pgs
Fees:13.00 Taxes:44.40

20040624-0075376

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 14 day of June, 2004 by and between **Bank of New York as Trustee for CWABS2002-BC2**, party of the first part, and Johnny Burroughs And wife, Linda Burroughs, 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 County of **Davidson**, Tennessee:

Lot No. 44, on the Plan of Cephas Woodard Subdivision of Lot Nos. 5 and 6, Woodard Property , as shown recorded in Book 161, Page 174 in the Register's Office of Davidson County Tennessee, to which reference is made for a more particular description of said property.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record in Instrument No. 20021209-0151501 in the Register's Office of Davidson County, Tennessee.

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 heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other mattters of record, *including* Book 161, Page 174, all in the Register's Office of **Davidson** County, Tennessee; year 2004 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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 said party of the first part the day and year first above written.

Bank of New York as Trustee for CWABS2002-BC2

By: _____
Printed Name: KIMBERLY DAWSON VICE PRESIDENT
Title: _____

STATE OF Texas
COUNTY OF Collin

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared KIMBERLY DAWSON VICE PRESIDENT, (or proved to me on the basis of satisfacctory evidence), who acknowledged himself/herself to be the _____ of **Bank of New York as Trustee for CWABS2002-BC2**,the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Bank of New York as Trustee for CWABS2002-BC2.**

WITNESS my hand, at office, this 14 day of June, 2004.

Kaylene M Basham
Notary Public

Commission Expiration: 10/17/07

KAYLENE M BASHAM
My Commission Expires
October 17, 2007

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12663

Property Address:
1819 Cephas Street
Nashville, Tennessee

TAX PARCEL ID NUMBER: 081-07-0-394.00

PROPERTY OWNER & ADDRESS/
MAIL TAX BILLS TO:
Johnny Burroughs
2409 Lloyd Ave
Nashville, Tn 37218

State of ~~Tennessee~~ TX
County of Collin

I, or we, 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 $ 12,000, which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant KIMBERLY DAWSON VICE PRESIDENT

Subscribed and sworn before me this 14 day of June, 2004

Kaylene M Basham
Notary public

Commission expiration: 10/17/07

KAYLENE M BASHAM
My Commission Expires
October 17, 2007

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