Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-513
CHL# 7984366

Davidson County DEEDWARR
Recvd: 09/29/04 09:30 3pgs
Fees:18.00 Taxes:86.95
20040929-0117001

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17th day of September, 2004, by Bank of New York, CWABS, Inc. Asset-Backed Certificates, Series 1999-T22, Grantor, by its duly authorized servicing, officer Countrywide Home Loans, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Nneka Ikejiani, Grantee, the following land in Davidson County, Tennessee:

Being the southerly one half of Lot number 335 in McGavock and Wetmore's Second Addition to Nashville, called the addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, of the Register's Office of Davidson County, Tennessee.

Said southerly one half of Lot Number 335 Fronts Fifty (50) feet on the westerly side of 16th Avenue North, Formerly Hendershott Street, and runs back between parallel lines one hundred seventy (170) feet more, or less, to an alley.

Being the same property conveyed to Bank of New York, CWABS, Inc. Asset-Backed Certificates, Series 1999-T-22 by Substitute Trustee's Deed from Arnold M. Weiss as Substitute Trustee filed May 11, 2004, as Instrument No. 20040511-0053937 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1523 16th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Bank of New York, CWABS, Inc. Asset-Backed Certificates, Series 1999-T22, by its duly authorized servicing officer, Countrywide Home Loans, Inc.

BY: _____
Mark Arvizu, Vice President

Acknowledgment

State of Texas
)ss.
County of Collin

On this day before me, a Notary Public, personally appeared Mark Arvizu, to me personally well-known, who acknowledged that he/she is the Vice President of Countrywide Home Loan, Inc., a corporation, as authorized servicing officer for Bank of New York, CWABS, Inc. Asset-Backed Certificates, Series 1999-T22, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such authorized servicing officer by himself/herself as such officer.

Witness my hand and seal this 17th day of September, 2004.

_____
Notary Public Delina M Mwakuriga

My commission expires:

01/22/07_____
(Seal)

DELINA M MWAKURIGA
Notary Public
State of Texas
My Commission Expires
January 22, 2007

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, $23,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

N. Ikejiani
Affiant

Subscribed and sworn to before me this 27th day of September 2004.

Mary Jayne Masters
Notary Public

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 22, 2007

My commission expires:

_____
(Seal)

Property owner and party responsible for payment of taxes:
Nneka Ikejiani
~~**1523 16th Avenue North**~~ 303 W. Burton St, Ste B-1
~~**Nashville, TN, 37208**~~ Murfreesboro, TN 37130

Map No. 081-15-0-245.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211