Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-744
CHL# 57405675/Montgomery

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 06/09/05 13:44 3 pg
Fees:18.00 Taxes:269.73
20050609-0066152

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 26th day of May 2005, by Bank of New York, Grantor, by its duly authorized attorney in fact.

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

Being Lot No. 9 on the Plan of Willow Trace Subdivision, 2nd Revision of record in Book 6900, Page 850, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description. X 20050609-0066151

Being the same property conveyed to Bank of New York from Mortgage Electronic Registration System, Inc., by Quitclaim Deed, filed for record _____ as instrument number X, Register's Office for Davidson County, Tennessee.

Commonly known as: 808 Willow Trace Court, Whites Creek, TN 37189.

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, by its duly authorized attorney in fact, Countrywide Home Loans, Inc.

BY: Evelyn Waithaka

IT'S: __EVELYN WAITHAKA, ASSIT. SECRETARY_

Acknowledgment

State of _TEXAS____
) ss.
County of __COLLIN___

On this day before me, a Notary Public, personally appeared __EVELYN WAITHAKA__, to me personally well-known, who acknowledged that he/she is the __VICE PRESIDENT___ of Countrywide Home Loans, Inc., a corporation, as attorney-in-fact for Bank of New York, 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 attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this __26TH__ day of May 2005.

Notary Public DELINA 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, $72,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Evelyn Waithaka

Affiant EVELYN WAITHAKA

Subscribed and sworn to before me this _26TH___ day of ~~June~~ MAY 2005.

Notary Public DELINA MWAKURIGA

My commission expires:

___01/22/07__
(Seal)

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

Property owner and party responsible for payment of taxes:
Valerie Cook
808 Willow Trace Court
Whites Creek, TN, 37189

Map No. 049-16-0-A 009.00 CO

Return to:

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