Return to:

Davidson County DEEDWARR
Recvd: 06/23/05 15:21 3 pgs
Fees:18.00 Taxes:405.15
20050623-0072505

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

Special Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to:

NATHAN ALLEN WILLIAMS
MANDY MAE WILLIAMS
410 E Thompson Lane
Nashville, TN 37215

Map & Parcel

119-04-0 087 00

**********FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT 2004-22CB BY: COUNTRYWIDE HOME LOANS, INC., AS ATTORNEY-IN-FACT

HERINAFTER CALLED THE GRANTORS, HAVE *BARGAINED* AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NATHAN ALLEN WILLIAMS AND MANDY MAE WILLIAMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED DATED APRIL 26, 2005 AND RECORDED IN DEED BOOK 20050427, PAGE 0046789 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNEESEE.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 410 EAST THOMPSON LANE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 7th DAY OF JUNE, 2005.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT 2004-22CB BY: COUNTRYWIDE HOME LOANS, INC., AS ATTORNEY-IN-FACT

BY: _____
DEBBIE CUMMINGS, ASSIST. SECRETARY

STATE OF TEXAS
COUNTY OF COLLIN

PERSONALY APPEARED BEFORE ME, DEBBIE CUMMINGS; IN HIS/HER CAPACITY AS ASSIST. SECRETARY OF BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT 200-22CB BY: COUNTRYWIDE HOME LOANS, INC., AS ATTORNEY-IN-FACT WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE ASSIST. SECRETARY OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND AND OFFICE THIS 7TH DAY OF JUNE, 2005.

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

_____
Notary Public – DELINA M. MWAKURIGA

MY COMMISSION EXPIRES: 1/22/07

(Affix Notary Seal)

STATE OF TEXAS
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

_____
AFFIANT- DEBBIE CUMMINGS

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON 6/7/05.

_____
Notary Public – DELINA M. MWAKURIGA

MY COMMISSION EXPIRES: 1/22/07
Deed Prepared By:
Morris & Schneider, P.C.
2401 Lake Park Drive, Suite 150
Smyrna, GA 30080

LEGAL DESCRIPTION EXHIBIT A

Land in Davidson County, Tennessee being Lot 116 on the plan of Section 3, Glencliff Estates, of record in Plat Book 1424, Page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to The Bank of New York, Trustee by deed dated April 26, 2005 from Christopher L. Palmer, Successor Trustee of record in Instrument No. 20050427-0046789, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James P. Zaharia, an unmarried man by deed dated June 25, 2004 from Allen Griggs and wife, Jennifer Griggs of record in Instrument No. 20040708-0081322, Register's Office for Davidson County, Tennessee.