#9942 Box 13

Davidson County DEEDWARR
Recvd: 07/05/05 15:19 3 pgs
Fees:18.00 Taxes:832.50
20050705-0077017

Return to: Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville, TN 37211
615-777-2011

Special Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel

JAMES E. CROWDER
MELANIE M. CROWDER
1332 Autumn Springs Lane
Old Hickory, TN 37138

N BANK, N.A.
55 Merchant St Ste 300
Cincinnati, OH 45246

064-08-0-A022

**********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 CERTIFICATE HOLDERS OF CWABS 2004-02 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

JAMES E. CROWDER, AND MELANIE M. CROWDER, HUSBAND AND WIFE

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 11, 2005 AND RECORDED IN BOOK 20050414, PAGE 0041536 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 1332 AUTUMN SPRINGS LANE, OLD HICKORY, TN 37138.

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 __MAY 24TH DAY OF , 2005.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDER OF CWABS 2004-02 BY: COUNTRYWIDE HOME LOANS, INC. AS ATTORNEY-IN-FACT

BY: _____
LESLIE SLATER, ASSIT. SECRTARY

STATE OF __TEXAS___
COUNTY OF ___COLLIN___

PERSONALY APPEARED BEFORE ME, _LESLIE SLATER_; IN HIS/HER CAPACITY AS _ASSIT. SECRETARY OF BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS 2004-02 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 _ASSIT. SECRETARY__ OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS __24TH DAY OF ___MAY_, 2005.

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

_____
Notary Public DELINA MWAKURIGA

MY COMMISSION EXPIRES:
.....
(Affix Notary Seal)

STATE OF ___TEXAS___
COUNTY OF __COLLIN_

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

_____
AFFIANT LESLIE SLATER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON __05/24/2005_.

_____
Notary Public DELINA MWAKURIGA

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

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

EXHIBIT "A"

BEING LOT NO. 22 ON THE PLAN OF MERRITT DOWNS, SECTION ONE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20010523-0053201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTORS BY DEED OF RECORD IN INSTRUMENT NO. 20040105-0001363, REGISTER'S OFFICE FOR SAID COUNTY.

COMMONLY KNOWN AS 1332 AUTUMN SPRINGS LANE, OLD HICKORY, TENNESSEE 37138.

TAX PARCEL NO.: 064-08-0-A022