Record+
Return to:
Smith-Shaker Assoc
846 Conference Dr Ste 4
Goodlettsville, TN 37072

Davidson County DEEDQC
Recvd: 07/06/05 15:10 3 pgs
Fees:17.00 Taxes:0.00
20050706-0077689

Quitclaim Deed

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

BANK OF NEW YORK AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
CWABS 2004-07
2401 Lake Park Dr. Ste 150
Smyrna, GA 30080

Map & Parcel

052-04-0075.00

**********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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

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

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-07

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 MARCH 6, 2005 AND RECORDED IN DEED BOOK 20050324, PAGE 0032050 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 241 MANZANO ROAD, MADISON, TN 37115.

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 __2ND DAY OF __JUNE___, 2005.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

BY: _____
EVELYN WAITHAKA, ASSIT. SECRETARY

STATE OF ___TEXAS__
COUNTY OF __COLLIN____

PERSONALY APPEARED BEFORE ME, _EVELYN WAITHAKA_; IN HIS/HER CAPACITY AS __ASSIT. SECRETARY___OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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 __2ND__ DAY OF ___JUNE__, 2005.

LESLIE SLATER
Notary Public, State of Texas
My Commission Expires 07-27-05

_____
Notary Public LESLIE SLATER

MY COMMISSION EXPIRES: 07/27/2005

(Affix Notary Seal)

STATE OF ___TEXAS_____
COUNTY OF ___COLLIN___

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$EXEMPT~~ - 0 -

_____
AFFIANT EVELYN WAITHAKA

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON___JUNE 3RD, 2005_.

_____
Notary Public LESLIE SLATER

MY COMMISSION EXPIRES: 07/27/2005
Deed Prepared By:
Morris & Schneider, P.C.
2401 Lake Park Drive, Suite 150
Smyrna, GA 30080

LESLIE SLATER
Notary Public, State of Texas
My Commission Expires 07-27-05

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 65 ON THE PLAN OF ARROWHEAD ESTATES, SECTION II, OF RECORD IN PLAT BOOK 5050, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO 65 FRONTS 67.03 FEET (40.00 + 27.03) ON A BROKEN LINE ON THE NORTHERLY MARGIN OF MANZANO ROAD AND EXTENDS BACK 110.47 FEET ON THE EASTERLY LINE AND 115.94 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 78.66 FEET THEREON. THE DERIVATION OF SAME BEING: THE SAME PROPERTY CONVEYED BY DEED EXECUTED BY SOMMANO VONGAMPEANE AND TINA VANGSAMPHANH NKA TINA ODEN TO GRANTORS ON 9-29-2003, AS RECORDED ON 10-23-2003 AT BOOK/LIBER, PAGE/FOLIO, INSTRUMENT NO. 20031013-0151227 IN THE LAND RECORDS OF DAVIDSON COUNTY.

COMMONLY KNOWN AS: 241 MANZANO ROAD, MADISON, TENNESSEE 37115.

TAX PARCEL NO.: 052-04-0075.00