Davidson County DEEDTRS
Recvd: 07/20/05 13:00 4 pgs
Fees:23.00 Taxes:182.06

20050720-0084383

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

BOOK NO. 11762, PAGE NO. 116

Responsible Taxpayer and Property Owner:
Tax Parcel No. 044-01-0024.00

Name: Bank of New York, as Trustee for the Certificateholders of CWABS Series 99-04

Address: c/o 7105 Corporate Drive
Plano, TX 75024

Common Description: 338 Keeton Avenue
Old Hickory, TN 37138
Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $49,205.64 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 9th day of June, 2005.

Notary Public
My Commission Expires: 12/27/07.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 12/27/2007

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Cecil E. Foster and Frances A.**

Foster, dated **11/15/1999** and recorded **11/30/1999** in Book **11762** at Page **116**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **America's Wholesale Lender,** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **June 9, 2005** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville,** TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Bank of New York, as Trustee for the Certificateholders of CWABS Series 99-04** became the highest and best bidder(s) at and for the sum of **$49,205.64** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Bank of New York, as Trustee for the Certificateholders of CWABS Series 99-04,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded in Book **11762**, Page **116**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 9th day of June, 2005.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 9th day of June, 2005.

Notary Public

My Commission Expires: 12/27/07.

SARAH B. BUNTEN
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES
12/27/2007

EXHIBIT "A"

BOOK 11762 PAGE 121

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEASTERLY PART OF LOT NO. 50 ON THE MAP OF SCENIC VIEW SUBDIVISION, NOT OF RECORD AND DESCRIBED ACCORDING TO A SURVEY MADE BY T.R. STANFORD, DATED NOVEMBER 30, 1966, AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY MARGIN OF KEETON AVENUE AT THE CORNER OF LOTS NOS. 50 AND 51; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWESTERLY 165 FEET TO A POINT AT THE CORNER OF LOT NO. 67; THENCE WITH THE LINE BETWEEN LOTS 50 AND 67, NORTHWESTERLY 100 FEET; THENCE NORTHEASTERLY 165 FEET TO THE SOUTHWESTERLY MARGIN OF KEETON AVENUE; THENCE SOUTHEASTERLY WITH SAID AVENUE, 100 FEET TO THE POINT OF BEGINNING.

BEING ALL THE SAME PROPERTY CONVEYED TO CECIL E. FOSTER AND WIFE, FRANCES A. FOSTER BY DEED DATED 8/23/77 FROM RONNIE W. WILLIAMS AND WIFE, ALICIA WILLIAMS OF RECORD IN BOOK 5188, PAGE 256 REGISTER'S OFFICE FOR DAVIDSON COUNTY.