Davidson County DEEDWARR
Recvd: 10/28/05 11:25 4 pgs
Fees:23.00 Taxes:198.69

20051028-0130407

Return to:

Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

Special Warranty Deed

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

ADONEY A. GIRON
3909 Keeley Drive
Nashville, TN 37211

Map & Parcel

149-00-0 0363.00

**********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 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

ADONEY A. GIRON

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 MAY 11, 2005 AND RECORDED IN DEED BOOK 20050517, PAGE 0055301 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 2382 UNA ANTIOCH PIKE, ANTIOCH, TN 37013.

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 22nd DAY OF September 2005.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS 2004-02 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 COUNTRYWIDE HOME LOANS, INC. ATTORNEY-IN-FACT FOR BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS 2004-02 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, AT OFFICE THIS 22ndDAY OF September, 2005.

LESLIE SLATER
My Commission Expires
August 25, 2009

_____
Notary Public

MY COMMISSION EXPIRES:8/25/09

(Affix Notary Seal)

STATE OF Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,700.00

_____
AFFIANT Debbie Cummings

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON 9/22/05.

LESLIE SLATER
My Commission Expires
August 25, 2009

_____
Notary Public

MY COMMISSION EXPIRES: 8/25/09

Deed Prepared By:
Morris | Hardwick | Schneider
2401 Lake Park Drive, Suite 150
Smyrna, GA 30080

LESLIE SLATER
My Commission Expires
August 25, 2009

EXHIBIT "A"

BEING LOT NO. 1 ON THE PLAN OF FIRST REVISION, ERSKIN SUBDIVISION, AS OF RECORD IN INSTRUMENT NO. 200003090024165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. BEING THE SAME PROPERTY CONVEYED TO LUIS DEL MACO, JR., MARRIED BY DEED OF RECORD ON 5/01/2002 IN INSTRUMENT NO. 20020531-0065943, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS 2382 UNA ANTIOCH PIKE, ANTIOCH, TENNESSEE 37013.

TAX PARCEL NO.: 149-00-0 036.00

POWER OF ATTORNEY

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints Countrywide Home Loans, Inc. and its authorized officers (collectively, "CHL") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement or modification agreement or supplement to the Mortgage Note, Mortgage, or deed of trust, and (iv) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage in connection with the transactions contemplated in those certain Pooling and Servicing Agreements (the "Pooling and Servicing Agreement") by and among the undersigned, CHL, and CWMBS, Inc. The undersigned also grants unto said attorneys-in-fact and agents, and each of them, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (I), (il) and (iii) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof. Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Pooling and Servicing Agreements.

THE BANK OF NEW YORK, as Trustee

By: Courtney A Bartholomew

Its: Vice President

HENRY BAEZ

On 11 of Feb, 2002, before me, _____, personally appeared Courtney Bartholomew, Vice President (title) of The Bank of New York personally known to me to be the person who name is subscribed hereon and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature hereon, is authorized to execute this instrument on behalf of The Bank of New York.

Witness my hand and official seal.

_____
Notary Public

HENRY BAEZ
NOTARY PUBLIC
BRONX CONTY
STATE OF NEW YORK
REGISTRATION #01BA6031258
EXPIRES 09/27/2005

COPY