SPECIAL WARRANTY DEED

Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

LESLIE SLATER
My Commission Expires
August 25, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant Debbie Cummings, Assist. Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .8/25/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-3698

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
XRobert O'Grady & Mark Lepera	Owner	081-12-0 252.00
(NAME)	(NAME)	
1523 Arthur Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/09/05 12:18 2 pgs
Fees:13.00 Taxes:148.00

20051109-0135818

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bank of New York as Trustee for the Certificateholders of CWABS 2004-06 appropriate, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert O'Grady, a Married Person & Mark Lepera, a Married Person, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Northerly 24.5 feet of Lot No. 352 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 352 fronts 24.5 feet on the Westerly side of Arthur Avenue, formerly Wetmore, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bank of New York as trustee for the certificateholders of CWABS 2004-06 and or MERS as appropriate, by Trustee's Deed dated August 1, 2005 and recorded in Instrument No. 20050805-0092145, Register's Office for Davidson County, Tennessee. Said deed being corrected and record in Instrument No. 20051109-0135817, simantiouley herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1523 Arthur Avenue, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Robert O'Grady, a Married Person & Mark Lepera, a Married Person and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders of CWABS 2004-06 appropriate,, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Bank of New York as Trustee for the Certificateholders of CWABS 2004-06 appropriate,, has executed this deed this 26th day of October, 2005.

COUNTRYWIDE HOME LOANS, INC. CORPORATE SEAL MAR. 9, 1969 NEW YORK

Bank of New York as Trustee for the Certificateholders of CWABS 2004-06 BY Countrywide Home Loans, Attorney in Fact

BY: Debbie Cummings, Assist. Secretary

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Debbie Cummings, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assist. Secretary of Countrywide Home Loans, the Attorney in Fact of said Bank of New York as Trustee for the Certificateholders of CWABS 2004-06 appropriate,, the within named bargainor, and that he/she as such Assist. Secretary, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number 20051107-0134382 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 27th day of October, 2005

Notary Public

My Commission Expires 8/25/09

LESLIE SLATER
My Commission Expires
August 25, 2009

LESLIE SLATER
My Commission Expires
August 25, 2009

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027