# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/06 15:38 2 pgs
Fees:13.00 Taxes:436.60

20060202-0013346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Evelyn Waithaka
Affiant / Evelyn Waithaka

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2006.

Deborah Cummings
Notary Public / Deborah Cummings

MY COMMISSION EXPIRES: 3/21/2009

(AFFIX SEAL)

DEBORAH CUMMINGS
My Commission Expires
March 21, 2009

**THIS INSTRUMENT WAS PREPARED BY**
Resource Title Agency of Tenn
7100 Executive Center Driv
Brentwood, TN 37027

RT-0275

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth Owen | Same | 150-09-0-A-040.00-CO |
| (NAME) | (NAME) | |
| 2599 No Greenhill Rd | | |
| (ADDRESS) | (ADDRESS) | |
| Mt. Juliet, TN 37122 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 Series 2003-BC1 SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kenneth Owen and Joan M. Owen, married 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 Lot No. 194 on the plan of Forest View Park Section VII of record in Book 6900, Page 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bank of New York, as Trustee for the Certificateholders of CWABS Series 2003-BC1 by Successor Trustee's Deed dated November 1, 2005 of record in Instrument No. 20051107-0134342, Register's Office for Davidson County, Tennessee.

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 3361 Calais Circle, Antioch, TN 37013

(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 Kenneth Owen and Joan M. Owen and his/her/their assigns, forever.

Said Bank of New York, as Trustee for the Certificateholders of CWABS Series 2003-BC1, 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 Series 2003-BC1, has executed this deed this 24th day of January, 2006.

Bank of New York, as Trustee for the Certificateholders of CWABS Series 2003-BC1

By: Evelyn Waithaka
Evelyn Waithaka

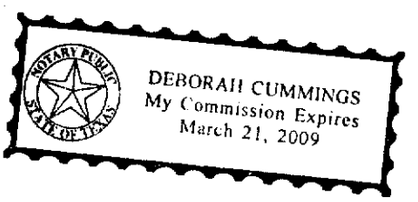
STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Evelyn Waithaka, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans, Inc., the Attorney in Fact of said Bank of New York, as Trustee for the Certificateholders of CWABS Series 2003-BC1, the within named bargainor, and that he/she as such Assistant 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 10584, Page 902 or in Instrument Number 342242 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 24th day of January, 2006

Deborah Cummings / Notary Public

My Commission Expires: 3/21/2009




**RETURN TO:**

Resource Title Agency of Tennessee