File
Bk 248

Return to:
Title Escrow of Brentwood, Inc.
Prepared by :
Morris, Hardwick & Schneider
2401 Lake Park Dr., Ste. 150
Smyrna, GA 30080

Davidson County DEEDWARR
Recvd: 03/07/06 09:52 3 pgs
Fees:18.00 Taxes:89.17
20060307-0026081

Special Warranty Deed

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

BYRD REMODELING, INC. NEW OWNER
P.O. Box 110150
Nashville, TN 37222-0150

Map & Parcel

071-16-0101.00

**********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, SERIES 99-3 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

BYRD REMODELING, INC.

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 20, 2005 AND RECORDED IN BOOK 20050523, PAGE 0057754 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 1405 JEWEL STREET, NASHVILLE, TN 37207.

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 March, 2006.

BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, SERIES 99-3 BY: COUNTRYWIDE HOME LOANS, INC., AS ATTORNEY-IN-FACT

BY: _____
Leslie Slater, Assistant Secretary

STATE OF Texas
COUNTY OF Collin

PERSONALY APPEARED BEFORE ME, Leslie Slater; IN HIS/HER CAPACITY AS Assistant Secretary OF COUNTRYWIDE HOME LOANS, INC. ATTORNEY-IN-FACT FOR BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, SERIES 99-3 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 Assistant 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 March, 2006.

DEBORAH CUMMINGS
My Commission Expires
March 21, 2009

_____
Notary Public Deborah Cummings

MY COMMISSION EXPIRES: 03/21/09

(Affix Notary Seal)

STATE OF Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,100.00

_____
AFFIANT - Leslie Slater, Assist. Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON March 2, 2006.

_____
Notary Public Deborah Cummings

MY COMMISSION EXPIRES: 03/21/09

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

DEBORAH CUMMINGS
My Commission Expires
March 21, 2009

EXHIBIT A

Land In Davidson County, Tn, Being Part Of Lot No. 31 On The Map Of T.L. Ward's Resubdivision Of Certain Lots In Williams And Hayes Company Belleview Plan, As Of Record In Book 974, Page 48, Register's Office For Said County. Said Part Of Lot No. 31 Fronts 56.1 Feet On The Easterly Margin Of Jewel Street And Extends Back 76.58 Feet, More Or Less, On The Northerly Line And 97.72 Feet, More Or Less On The Southerly Line, To A Line In The Rear, Which Was Established By Judgment Of Record In Book 4190, Page 412, Register's Office For Davidson County, Tn, And On Which It Measures 53 Feet, More Or Less. Being The Same Property Conveyed To Annie Louise Batey, By Installment Deed Dated April 21, 1971, In Book 4495, Page 678, Register's Office, Davidson Co. Tn.

BEING the same property conveyed to Bank of New York, Trustee for the Certificateholders of CWABS, Series 99-3 by deed from Philip M. Kleinsmith, Trustee, of record in Instr. No. 20050523-0057754, Register's Office, Davidson County, Tennessee. Re-Deeded to correct previous deed of record in Instr. No. 20051116-0138299, said Register's Office.