SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/13/06 11:06 2 pgs
Fees:13.00 Taxes:290.45
20060313-0028552

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00

Amy L. Farmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2006.

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08
(AFFIX SEAL)

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee
7100 Executive Center Drive
Brentwood, TN 37027

RT-0368

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy L. Farmer	Wilson Bank & Trust	121-04-0--A-017.00 CO
(NAME) 517 Williamsburg Drive	(NAME) 623 West Main St	
(ADDRESS) Nashville TN 37214	(ADDRESS) Lebanon, TN 37087	
(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 2004-02 SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Amy L. Farmer, a single 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:

A certain condominium unit located in Davidson County, Tennessee, being Unit 517 Building 3 on the plan of Phase Two Williamsburg Condominium Units, of record in Book 6900, Page 266, Register's Office for said County. to which plan 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 2004-02 by Trustee's Deed dated November 21, 2005 of record in Instrument No. 20051128-0142514, 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 517 Williamsburg Drive, Nashville, TN 37214
(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 Amy L. Farmer and his/her/their assigns, forever.

Said Bank of New York as trustee for the certificateholders of CWABS 2004-02, 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 2004-02, has executed this deed this _3RD__ day of March, 2006.

Bank of New York as trustee for the certificateholders of CWABS 2004-02 by Countrywide Home Loans as Attorney in Fact

By: LESLIE SATER, ASSIT. 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 ___LESLIE SLATER__, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the __ASSIT. SECRETARY__ of __COUNTRYWIDE HOME LOANS, INC. ATtorney in Fact of said Bank of New York as trustee for the certificateholders of CWABS 2004-02, the within named bargainor, and that he/she as such __ASSIT. 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 ___342242_____ of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this _3RD__ day of March, 2006

TIFFANY SKAIFE

My Commission Expires: __06/07/06_____

TIFFANY SKAIFE
Notary Public
State of Texas
My Commission Expires
June 7, 2006

RETURN TO:

Resource Title Agency of Tennessee