SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/06 12:55 2 pgs
Fees:13.00 Taxes:366.30

20060405-0039087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant Debbie Cummings

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2006.

Notary Public Evelyn W. Waithaka

MY COMMISSION EXPIRES: 6/21/06

Notary Public
State of Texas
My Commission Expires
June 21, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 7100 Executive Center DriveBrentwood, TN 37027

rt-0295

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Busby ~~Busby Realty, LLC~~	New Owner	096-15-0-020.00
1050 Overton Lea Rd ~~3110 Boulder Park Drive~~ (NAME)	Same as owner (NAME)	
Nashville Tn 37220 ~~Nashville, TN 37214~~ (ADDRESS)	Same as owner (ADDRESS)	
(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, Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting as a nominee for Bank of New York as trustee for the certificateholders of CWABS 2004-02 and Bank of New York as trustee for the certificateholders of CWABS 2004-02's successors and assigns SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO ~~Busby Realty, LLC~~ TIM BUSBY, 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:

Land in Davidson County, Tennessee being Lot No. 23 on the plan of Hickory Bend Section 3 of record in Book 3600, Page 42, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Bank of New York as trustee for the certificateholders of CWABS 2004-02 and Bank of New York as trustee for the certificateholders of CWABS 2004-02's successors and assigns by Trustee's Deed dated November 11, 2005 of record in Instrument No. 20051116-0138636, 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 3110 Boulder Park 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 Busby Realty, LLC and his/her/their assigns, forever.

Said Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting as a nominee for Bank of New York as trustee for the certificateholders of CWABS 2004-02 and Bank of New York as trustee for the certificateholders of CWABS 2004-02's successors and assigns, 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 Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting as a nominee for Bank of New York as trustee for the certificateholders of CWABS 2004-02 and Bank of New York as trustee for the certificateholders of CWABS 2004-02's successors and assigns, has executed this deed this 15th day of March, 2006.

Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting as a nominee for*

By: _____
Debbie Cummings,
Assist. Secretary

*Bank of New York as Trustee for the certificateholders of CWABS 2004-2 and Bank of New York as Trustee for the certificateholders of CWABS 2004-02's successors and assigns

STATE OF TEXAS

COUNTY OF Collin

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Debbie Cummings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Assist. Secre respectively of the Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting as a nominee for Bank of New York as trustee for the certificateholders of CWABS 2004-02 and Bank of New York as trustee for the certificateholders of CWABS 2004-02's successors and assigns, the within named bargainor, a corporation, and that he/she as such Assist. Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2006.

Commission expires: 6/21/06

Evelyn W. Waithaka Notary Public

EVELYN W WAITHAKA
Notary Public
State of Texas
My Commission Expires
June 21, 20[illegible]

RETURN TO:

Resource Title of Tennessee
7100 Executive Center drive #150
Brentwood, Tennessee 37027