SPECIAL WARRANTY DEED

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Affiant/ Leslie Johnson, Asst. Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2006.

Notary Public- Leslie Slater

MY COMMISSION EXPIRES: 08/25/09

(AFFIX SEAL)

LESLIE SLATER
My Commission Expires
August 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT-0127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Thornton	Countrywide Home Loans, Inc.	043-02-0-A-207.00 CO
(NAME) 200 Cedarwood Lane	P. O. Box (NAME) 600694	
(ADDRESS) Madison TN 37115	Dallas, TX (ADDRESS) 75266-0694	
(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 2004-03 SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO James H. Thornton and wife, Margaret Thornton, 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:

Lot or

Land in Davidson County, Tennessee, being Unit No. N-207 on the Plan of the Re-Subdivision of a Portion, Phase Two, Cedarwood Courtyard Homes of record in Book 5200, Page 590, Register's Office for said County, 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 2004-03 by Trustee's Deed dated October 7, 2005 of record in Instrument No. 20051014-0123865, 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 207 Cedarwood Lane, Madison, TN 37115
(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 James H. Thorntonand wife, Margaret Thornton and his/her/their assigns, forever.

Said Bank of New York as trustee for the certificateholders of CWABS 2004-03, 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 2004-03, has executed this deed this 7th day of April, 2006.

Davidson County DEEDWARR
Recvd: 04/20/06 12:21 2 pgs
Fees:13.00 Taxes:286.75
20060420-0045467

Bank of New York as trustee for the certificateholders of CWABS 2004-03 by Countrywide Home Loans, Inc. as Attorney in Fact

By: _____
Leslie Johnson, Assistant Secretary

COUNTRYWIDE HOME LOANS, INC. CORPORATE SEAL MAR. 17, 1969 NEW YORK

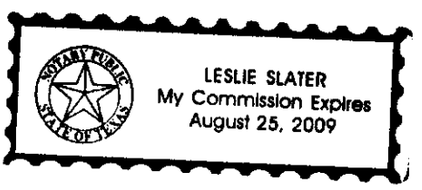
STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Leslie Johnson 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 2004-03, 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 Instrument Number~~XXXXXX~~ 20060420004546 6, Register's Office for DAVIDSON,County, Tennessee.

Witness my hand and Notarial Seal this 7th day of April, 2006

Notary Public – Leslie Slater

My Commission Expires: 08/25/09



"Upon oath, Bank of New York warrants, covenants and certifies that it is one and the same entity as Bank of New York as trustee for the certificateholders of CWABS 2004-03"

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