SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/06 11:52 2 pgs
Fees:13.00 Taxes:475.08

20060509-0054239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,400.00

Affiant / Chan Many-Goldfarb

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2006.

Notary Public / Leslie Slater

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LESLIE SLATER
My Commission Expires
August 25, 2009

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

rt-0367

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Wagner	Professional Mtg Group Inc.	086-04-0-021
(NAME)	(NAME)	
508 New Castle Ln	222 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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 2003-5 SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Linda Wagner, single 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. 172 on the Plan of Phase I Rachel's Retreat of record in Book 5200, Page 516, 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 2003-5 by Substitute Trustee's Deed dated November 17, 2005 of record in Instrument No. 20051205-0115867, 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 X property, known as 1624 Rachel's Retreat Circle, Hermitage, TN 37076

(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 Linda L. Wagner and his/her/their assigns, forever.

Said Bank of New York, as Trustee for the Certificateholders of CWABS 2003-5, 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 2003-5, has executed this deed this 28th 10th day of April, 2006.

Bank of New York, as Trustee for the Certificateholders of CWABS 2003-5 By: Countrywide Home Loans, Inc. as attorney in fact

By:
Chan Many-Goldfarb, Asst. Secretary

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

STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Chan Many-Goldfarb, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Secretary of Countrywide Home Loans, the Attorney in Fact of said Bank of New York, as Trustee for the Certificateholders of CWABS 2003-5, the within named bargainor, and that he/she as such Asst. 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 n/a, Page n/a or in Instrument Number 20000118000 5752 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 10th day of April, 2006

Notary Public

My Commission Expires: 08/25/2009

NOTARY PUBLIC STATE OF TEXAS
LESLIE SLATER
My Commission Expires
August 25, 2009

RETURN TO:

Resource Title of Tennessee
3931 \gallatin Road Suite B
Nashville, Tennessee 37216

"Upon oath The 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 2003-5"