03

Realty Title
48-A

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/06 14:52 2 pgs
Fees:13.00 Taxes:421.43
20060526-0062503

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,900.00

Affiant / ~~Evelyn Waithaka~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2006

Notary Public / Leslie Slater

MY COMMISSION EXPIRES: 8/25/2009
(AFFIX SEAL)

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

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

RT-0876

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly C. Sheehan	1st Trust Bank for Savings	092-07-0 027.00
(NAME)	(NAME)	
2207 Hermosa Street	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Memphis, TN 38187-0257	
(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 Kimberly C. Sheehan, and husband Jeffrey W. Sheehan,

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. 5 on the Map of John Langham's Subdivision, as of record in Book 57, Page 91, Register's Office for said County, to which plat 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 from Leslie Garrett, Co-Trustee, dated 02/16/2006, recorded 02/21/2006, of record in Instrument No. 20060221-0020153, in the 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 2207 Hermosa Street, Nashville, TN 37208
(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 Kimberly C. Sheehan, and husband Jeffrey W. Sheehan 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 17th day of May, 2006.

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

By: Evelyn Waithaka

COUNTRYWIDE HOME LOANS, INC. CORPORATE SEAL NEW YORK 1969 MARYLAND

STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Evelyn Waithaka, 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 2004-02, 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 20060307-026080, Register's Office for DAVIDSON County, Tennessee.

Witness my hand and Notarial Seal this 17th day of May, 2006

Notary Public / Leslie Slater

My Commission Expires: 8/25/2009

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

"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 2004-02"

RETURN TO:

Resource Title Agency of Tennessee