SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $95,000.00

Affiant / Chan Many-Goldarb

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2006

Notary Public / Leslie Johnson

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

RT0931

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Booker	Same as Owner	
(NAME)	(NAME)	039-000
7039 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	316.00
Whites Creek TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

LESLIE JOHNSON
My Commission Expires
March 2, 2010

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 Certificate Holders of CWABS 2003-05, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Adam Booker/ R. Booker, unmarried 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. 1 on the final Plat Subdivision of William H. Thompson Jr, of record in Instrument No. 20011218-0139398, Register's Office for Davidson County, Tennessee 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 Certificate Holders of CWABS 2003-05 by Trustee's Deed dated February 27, 2006 and recorded on March 1, 2006 in Instrument No. 20060301-0023796, 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 7039 Old Hickory Blvd (House Number, (Street)) Whites Creek (City or Town) 37189 (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 Adam Booker, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificate Holders of CWABS 2003-05., 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.

Davidson County DEEDWARR
Recvd: 07/10/06 10:30 2 pgs
Fees:13.00 Taxes:351.50

20060710-0082251

IN WITNESS WHEREOF, the said Bank of New York as Trustee for the Certificate Holders of CWABS 2003-05., has executed this deed this 20th day of June, 2006

Bank of New York as Trustee for the Certificate Holders of CWABS 2003-05 by Countrywide Home Loans Inc.
Attorney in Fact

By Chan Many-Goldfarb
Asst. Secretary

Mary Lepine

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 Inc., the Attorney in Fact of said Bank of New York as Trustee for the Certificate Holders of CWABS 2003-05., 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 Instrument Number 20030404-0044657 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 20th day of June, 2006

Notary Public

My Commission expires: _____

NOTARY PUBLIC STATE OF TEXAS
LESLIE JOHNSON
My Commission Expires
March 2, 2010

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT0931

Return to:
SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Goodlettsville, TN 37072