RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
John R. Lather and Yvonne R. Lather

GRANTEE(s)
Bank of New York as Trustee for the benefit of the Certificate Holders, CWABS Inc., Asset-Backed Certificates, Series 2005-AB2

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 07/20/06 08:33 2 pgs
Fees:14.00 Taxes:382.95
20060720-0087377

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 22, 2005 and recorded May 2, 2005, as Instrument No. 20050502-0048168 in the Register's Office of Davidson County, Tennessee, John R. Lather and Yvonne R. Lather conveyed to Stewart Title, as Trustee for Mortgage Electronic Registration Systems, Inc., a corporation acting solely as Nominee for First Residential Mortgage Network, Inc., and First Residential Mortgage Network, Inc.'s Successors and Assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **LESLIE GARRETT** as Co-Trustee by instrument of record recorded on June 22, 2006 as Instrument No. 20060622-0074357 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on July 12, 2006 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Bank of New York as Trustee for the benefit of the Certificate Holders, CWABS Inc., Asset-Backed Certificates, Series 2005-AB2, at and for the sum of $103,500.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Bank of New York as Trustee for the benefit of the Certificate Holders, CWABS Inc., Asset-Backed Certificates, Series 2005-AB2 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Bank of New York as Trustee for the benefit of the Certificate Holders, CWABS Inc., Asset-Backed Certificates, Series 2005-AB2, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 20, on the plan of Mullen Valley Subdivision, Phase II, of Record in Plat Book 6250, Page 477, 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 John R. Lather, by Quitclaim Deed dated March 22, 1999, of record in Deed Book 11406, Page 502, in the Register's Office for Davidson County, Tennessee. Also, being the same property PREVIOUSLY conveyed to John R. Lather and wife, Karen D. Lather, by Warranty Deed dated April 24, 1997, of record in Deed Book 10433, Page 100, in the Office aforesaid.

Commonly known as: 2145 Mullen Circle, Nashville, Tennessee 37217.

Tax Parcel No.: 149010A02000C0

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Bank of New York as Trustee for the benefit of the Certificate Holders, CWABS Inc., Asset-Backed Certificates, Series 2005-AB2, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 12 day of July, 2006.

Leslie Garrett

Leslie Garrett, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Leslie Garrett, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 12 day of July, 2006.

Notary Public

My Commission Expires: 09-25-12

DENICE TAYLOR NOTARY PUBLIC PULASKI CO., ARKANSAS MY COMM. EXP. 09-25-12

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $103,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leslie Garrett

Leslie Garrett
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Leslie Garrett, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock AR this 12 day of July, 2006.

Notary Public

My Commission Expires:

DENICE TAYLOR NOTARY PUBLIC PULASKI CO., ARKANSAS MY COMM. EXP. 09-25-12

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of New York as Trustee for the benefit of the Certificate Holders, CWABS Inc., Asset-Backed Certificates, Series 2005-AB2
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024