SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/06 13:31 2 pgs
Fees:13.00 Taxes:499.13
20060731-0092376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant / Evelyn Waithaka

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF July, 2006

Notary Public / Leslie Johnson

MY COMMISSION EXPIRES: 3/2/2010
(AFFIX SEAL)

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

RT0686

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Patterson	CTX Mortgage	176-01-0-022.00
(NAME)	(NAME)	
3828 Round Rock Drive	P.O. Box 199000	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Dallas, TX 75219-9000	
(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 Benefit of the Certificateholders of CWABS, Inc., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO James Patterson,

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 108, Hickory Woods, Section A, as shown on plat of record in Plat Book 690, Page 511, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS, Inc., by Trustee's Deed from Leslie Garrett, Co-Trustee, dated January 20, 2006 recorded January 23, 2006, of record in Instrument No. 20060123-0008736, 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 3828 Round Rock Drive Antioch 37013
(House Number, (Street) (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 Patterson, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS, Inc.., 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.

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

IN WITNESS WHEREOF, the said Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS, Inc.., has executed this deed this 26th day of July, 2006

Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS, Inc. by Countrywide Home Loans Inc. as Attorney in Fact

By / Evelyn Waitahka

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 Asst. Secretary of Countrywide Home Loans, Inc., the Attorney in Fact of said Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS, Inc.., 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 20000118000575 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 26th day of July, 2006

Leslie Johnson / Notary Public

My Commission expires: 3/2/2010

LESLIE JOHNSON
My Commission Expires
March 2, 2010

RETURN TO:

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

RT0686