Davidson County DEEDWARR
Recvd: 08/17/06 12:08 3 pgs
Fees:18.00 Taxes:466.20

20060817-0101570

PREPARED BY AND,
After recording, please return to:
Service Link
4000Industrial Blvd
Aliquippa, PA 15001
Seller loan No. **11483897**)
1153796

071-10-0-146.00

PROPERTY OWNER
JON DOHOTARIU AND
ANGELICA DOHOTARIU
8312 TERRY LN
HERMITAGE, TN 37076

SPECIAL
WARRANTY DEED

MAIL TAXES TO
JON DOHOTARIU
6102 FREEMENTALE CT.
MT. JULIETTE, TN. 37122

THIS INDENTURE, made and entered into this 17th day of July, 2006 by and between **THE BANK OF NEW YORK, AS TRUSTEE**, by and through ~~Countrywide Home Loans Servicing~~* ~~KR~~ as Attorney-in-fact, party of the first part, and **Jon Dohotariu and Angelica Dohotariu**, Husband and Wife, party of the second part.

*Countrywide Home Loans Servicing LP

Litton Loan Servicing, LP power of attorney recorded on 08/27/1997 at Inst# 342242, Book 10584, Page 902 in the Register's Office of **DAVIDSON** County, Tennessee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **DAVIDSON**, Tennessee:

All that certain parcel of land situate in the County of Davidson, State of Tennessee being known and designated as follows:

Lot No. 181 on the Plan of Hermitage Estates, as of record in Book 3300, Page 71, Register's Office of Davidson County, Tennessee.

Beginning at a point on the southeasterly margin of Terry Lane, the common front corner of Lots 180 and 181; thence along the said two lots southeasterly 149.5 feet to the common rear corner of said lots; thence northeastwardly 87.8 feet to a concrete monument on the southwesterly margin of Weldon Drive; thence along said margin of said drive northwestwardly 124.6 feet to a concrete monument at the beginning of a curve having a radius of 25.0 feet; thence around said curve westwardly 39.3 feet to a concrete monument on the southeasterly margin of Terry Lane; thence along said margin of said lane 62.8 feet to the beginning.

Being the same property as conveyed from Jo Ann Havron to John Havron, as described in Deed Book 8139 Page 546, Dated 06/22/1990 , Recorded 06/27/1990 in DAVIDSON County Records.

Being the same property conveyed to party of the first part by Deed of record in **Instrument No. 20060324-0033655** in the Register's Office of **DAVIDSON** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and

he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **DAVIDSON** County, Tennessee; current year property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

THE BANK OF NEW YORK, AS TRUSTEE
By: by Countrywide Home Loans servicing LP as attorney-in-fact

By: Danielle Benedict
Printed Name: Danielle Benedict
Title: Assistant Secrectary of Countrywide Home Loans GP Inc., General Partner

STATE OF California
COUNTY OF Ventura

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Danielle Benedict, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Assistant Secretary of ~~Countrywide Servicing LP,~~ * which executed the foregoing as attorney-in-fact on behalf of **THE BANK OF NEW YORK, AS TRUSTEE**, the within named bargainor, and that he/(she) executed the foregoing instrument for the purposes therein contained as the free act and deed of **THE BANK OF NEW YORK, AS TRUSTEE.**

WITNESS my hand, at office, this 17th day of July, **2006.**

*Countrywide Home Loans, GP

Notary Public Christopher Michael Zorc

Commission Expiration: 09/23/06

CHRISTOPHER MICHAEL ZORC
Commission # 1376242
Notary Public - California
Ventura County
My Comm. Expires Sep 23, 2006

OATH OF VALUE

STATE OF ~~TENNESSEE~~
COUNTY OF _____)

I, Terra West,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 126,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Terra West
Affiant

Affiant, Terra West, subscribed and sworn before me this 1 day of August, 20 06.

Ramona Edwards
Notary Public

My commission expires: 6-2-2008

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Ramona Edwards, Notary Public
City Of Aliquippa, Beaver County
My Commission Expires June 2, 2008
Member, Pennsylvania Association Of Notaries