SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/06 10:22 2 pgs
Fees:13.00 Taxes:185.00

20060818-0102030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 350,000.00

Affiant LESLIE SLATER, ASSIT. SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST 2006.

Notary Public CHAN MANY

MY COMMISSION EXPIRES: 02/24/10

(AFFIX SEAL)

My Commission Expires 2010

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

RT1675

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephen Webb	Same	050-02-026.00
(NAME)	(NAME)	
1925 Westchester Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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 2002-01, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Stephen Webb, married

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:

Being Lot 97 on the Plan of Willow Creek, Section I of record in Plat Book 5200, Page 629, Register's Office for Davidson County, in 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 2002-01 by Successor Trustee's Deed, from Philip M. Kleinsmith, Trustee dated June 8, 2006, and recorded June 20, 2006, in Instrument No. 20060620-0073731, 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 1925 Westchester Drive Nashville 37207
(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 Stephen Webb, and his/her/their assigns, forever.

Said Bank of New York, as Trustee for the Certificateholders of CWABS 2002-01, 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 2002-01., has executed this deed this 28th day of July, 2006

Bank of New York, as Trustee for the Certificateholders of CWABS 2002-01 by Countrywide Home Loans Inc., as Attorney in Fact

By LESLIE SLATER, ASSIT. SECRETARY

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , LESLIE SLATER, ASSIT. SECR. 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 Certificateholders of CWABS 2002-01., 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 200001180005752 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 28th day of July, 2006

CHAN MANY Notary Public

My Commission expires: 02/24/10

CHAN MANY
My Commission Expires
February 24, 2010

RETURN TO:

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

RT1675