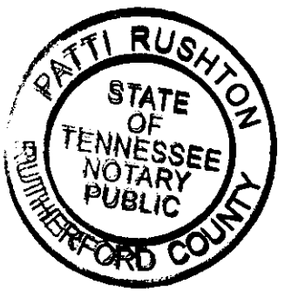
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, , 2006

Patti Rushton
Notary Public

MY COMMISSION EXPIRES: . 5-15-2010
(AFFIX SEAL)

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

RT1802

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney D. Baxter	Same	075-12-0A 114
(NAME)	(NAME)	
504 Scotts Creek Trail		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(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 2004-05, , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Courtney D. Baxter, an unmarried woman

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:

Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 15 on the plan of Greer Meadows at Cedar Creek, Section 3, Phase 1, of record in Instrument No. 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders of CWABS by Trustee's Deed from Aaron Squyres as Successor Trustee and Leslie Garrett as Co-Trustee dated June 28, 2006 and recorded July 14, 2006 in Instrument Number 20060714-0084698, 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 504 Scotts Creek Trail Hermitage 37076

(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 Courtney D. Baxter, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders of CWABS 2004-05., 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: 08/24/06 11:03 2 pgs
Fees:13.00 Taxes:514.30
20060824-0104440

IN WITNESS WHEREOF, the said Bank of New York as Trustee for the Certificateholders of CWABS 2004-05., has executed this deed this 15th day of August, 2006

Bank of New York as Trustee for the Certificateholders of CWABS 2004-05 by Countrywide Home Loans Inc., as Attorney in Fact

By Chan Many-Goldfarb
Asst. Secretary

Leslie Slater

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 Certificateholders of CWABS 2004-05., 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 200001180005752 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 16th day of August, 2006

Notary Public

My Commission expires:

MARY K LEPINE
My Commission Expires
May 25, 2010

RETURN TO:

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

RT1802