SPECIAL WARRANTY DEED

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2006

Francine K Johnson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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

RT1967

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gergely Voros	Same	149-01-0-A 020.00 CO
(NAME)	(NAME)	
2145 Mullen Circle		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(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 Certificate Holders, CWABS, Inc., Asset-Backed Certificates, Series 2005-AB2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Gergely Voros and wife Yajaira Voros

, 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:

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 Bank of New York as Trustee for the benefit of the Certificate Holders CWABS Inc., Asset-Backed Certificates, Series 2005-AB2 by Trustee's Deed from Aaron Squyres as Successor Trustee and Leslie Garrett as Co-Trustee dated July 12, 2006 and recorded July 20,2006 in Instrument Number 20060720-0087377, 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 ☒ property, known as 2145 Mullen Circle Nashville 37217
improved
(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 Gergely Voros, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the benefit of the Certificate Holders, CWABS, Inc., Asset-Backed Certificates, Series 2005-AB2., 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: 09/27/06 12:01 2 pg
Fees:13.00 Taxes:382.95

20060927-0119548

IN WITNESS WHEREOF, the said Bank of New York as Trustee for the benefit of the Certificate Holders, CWABS, Inc., Asset-Backed Certificates, Series 2005-AB2 , has executed this deed this 31st day of August, 2006

Bank of New York as Trustee for the benefit of the Certificate Holders, CWABS, Inc., Asset-Backed Certificates, Series 2005-AB2 by Countrywide Home Loans, Inc., as Attorney in Fact

By LESLIE SLATER, ASSIT. SECRETARY

JIMMIE STANTON

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 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 Certificate Holders, CWABS, Inc., Asset-Backed Certificates, Series 2005-AB2., 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 31st day of August, 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

RT1967