SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/06 10:24 2 pgs
Fees:13.00 Taxes:225.33

20061003-0122213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,900.00

Affiant Leslie Johnson, Asst. Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2006

Notary Public Jimmie Stanton

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

RT1568

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kenneth Wright	Same	136-03-D-A-117.00
(NAME)	(NAME)	
3880 Priest Lake Drive Apt#33		
(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 Certificateholders of CWABS 2005-04, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO James Kenneth Wright, Single

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 Townhouse # 33, Building No. 15 on the plan of Priest Lake Park Townhouse, Phase 1 of record in Plat Book 4460, Page 79, revised in Book 4460, Page 88, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders of CWABS 2005-04 by Trustee's Deed from Leslie Garrett, Co-Trustee, dated May 17, 2006, recorded May 25, 2006, in Instrument No. 20060525-0061319, 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 3880 Priest Lake Drive Apt#33 Nashville 37217

(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 Kenneth Wright, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders of CWABS 2005-04., 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.

JIMMIE STANTON
My Commission Expires
June 26, 2010

IN WITNESS WHEREOF, the said Bank of New York as Trustee for the Certificateholders of CWABS 2005-04., has executed this deed this 22nd day of September, 2006

Bank of New York as Trustee for the Certificateholders of CWABS 2005-04 by Countrywide Home Loans Inc., as Attorney in Fact

By Leslie Johnson, Assistant 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 Johnson 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 2005-04., 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 20000118000 5752 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 22nd day of September, 2006

Jimmie Stanton Notary Public

My Commission expires: 06/26/2010

JIMMIE STANTON
My Commission Expires
June 26, 2010

RETURN TO:

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

RT1568