SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/06 11:52 2 pgs
Fees:13.00 Taxes:395.53
20061011-0126287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,900.00

Affiant LESLIE SLATER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2006

Notary Public CHAN MANY

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHAN MANY
NOTARY PUBLIC STATE OF TENNESSEE
My Commission Expires
February 24, 2010

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

RT1230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katrina Carter	American Home Mortgage	058-11-0 054.00
(NAME)	(NAME)	
3864 Lunn Drive	520 Broad Hollow Road	
(ADDRESS)	(ADDRESS)	
	Melville, NY 11747	
Nashville TN 37218		
(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 Asset-Backed Certificates, Series 2003-SD2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Katrina Carter,

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 Lot No. 175 on the Plan of Royal Hills of record in Book 4675, page 73, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Bank of New York, as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-SD2, by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated March 30, 2006, recorded May 22, 2006, of record in Instrument No. 200605220060039, 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 3864 Lunn Drive Nashville 37218
(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 Katrina Carter, and his/her/their assigns, forever.

Said Bank of New York, as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-SD2., 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 Asset-Backed Certificates, Series 2003-SD2., has executed this deed this 27th day of September, 2006

Bank of New York, as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-SD2 by Countrywide Home Loans Inc., as Attorney in Fact

By LESLIE SLATER, ASSIT. SECRETARY

LESLIE JOHNSON

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. SEC. 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 Asset-Backed Certificates, Series 2003-SD2., 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 27th day of September, 2006

CHAN MANY Notary Public

My Commission expires: 02/24/10

NOTARY PUBLIC
CHAN MANY
My Commission Expires
February 24, 2010

RETURN TO:

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

RT1230