# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/06 11:01 2 pgs
Fees:13.00 Taxes:384.80

20061113-0140204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant / Evelyn Waithaka

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF OCTOBER, , 2006

Notary Public / Jimmie Stanton

MY COMMISSION EXPIRES: 6/26/2010
(AFFIX SEAL)

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

RT1610

| ADDRESS NEW OWNER(S) AS FOLLOWS: | | | SEND TAX BILLS TO: | | | MAP-PARCEL NUMBERS |
|---|---|---|---|---|---|---|
| Carlene Vassar | | | Carlene Vassar | | | 091-05-0-A-006.00 |
| (NAME) | | | (NAME) | | | |
| 201 Errol Lane | | | 163 Jones Ln | | | |
| (ADDRESS) | | | (ADDRESS) | | | |
| Nashville | TN | 37209 | Hendersonville TN | | 37075 | |
| (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 on behalf of the certificateholders CWABS, Inc.,, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Carlene Vassar, and Carl N. Vassar JR. husband and wife as joint tenants with the Right of Survivorship 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 6 on the plan of Final Plat of Sylvan Heights, Phase One, of record in Book 6900, Page 663 and amended in Book 6900, Page 676, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.***

***Being the same property conveyed to Bank of New York as trustee on behalf of the certificateholders CWABS, Inc., by Trustee's Deed, from Leslie Garrett, as Co-Trustee, dated May 24, 2006, and recorded June 5, 2006, in Instrument No. 20060605-0065615, 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 201 Errol Lane Nashville 37209
(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 Carlene Vassar, and his/her/their assigns, forever.

Said Bank of New York as trustee on behalf of the certificateholders CWABS, Inc.,, 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 on behalf of the certificateholders CWABS, Inc.,., has executed this deed this 30th day of October, 2006

Bank of New York as trustee on behalf of the certificateholders CWABS, Inc., by Countrywide Home Loans, Inc., as Attorney in Fact

By : Evelyn Waithaka

COUNTRYWIDE HOME LOANS, INC. CORPORATE SEAL MAR. 2, 1969 NEW YORK

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STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , Evelyn Waithaka 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 on behalf of the certificateholders CWABS, Inc.,., 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 No 20000118005752 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 30th day of October, 2006

Jimmie Stanton / Notary Public

My Commission expires: 6/26/2010

JIMMIE STANTON
My Commission Expires
June 26, 2010

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**RETURN TO:**

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

JIMMIE STANTON
My Commission Expires
June 26, 2010

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**RT1610**