RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Kelli Cunningham

GRANTEE(s)
Bank of New York as Trustee for the Certificate Holders of CWABS 2004-AB1

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 12/28/06 14:50 2 pg
Fees:13.00 Taxes:299.88
20061228-0160301

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 29, 2004 and recorded July 8, 2004, as Instrument No. 20040708-0081330 in the Register's Office of Davidson County, Tennessee, Kelli Cunningham conveyed to Dixie with Arnold M. Weiss, Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for America's Wholesale Lender and America's Wholesale Lender's successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **CRYSTANNA DUFFY** as Co-Trustee by instrument of record recorded on December 4, 2006 as Instrument No. 20061204-0149285 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on December 20, 2006 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Bank of New York as Trustee for the Certificate Holders of CWABS 2004-AB1, at and for the sum of $81,048.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Bank of New York as Trustee for the Certificate Holders of CWABS 2004-AB1 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Bank of New York as Trustee for the Certificate Holders of CWABS 2004-AB1, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Described property located in the 12th Civil District of Davidson County, Tennessee, to-wit; Said tract of land is composed of Lot 5 and an additional tract adjoining said lot on the easterly line and more particularly described as metes and bounds as follows: Starting at a point in the center of Knight Road (Old Ewing Road, said point the original Northwest corner of B F and Maggie Sanders land, and running thence with the center of B F and Maggie Sanders land, and running thence with the center of Knight Road (Old Ewing Road) South 4 degrees 45 minutes West 200 feet to a spike in the center of said road, the same being the point of beginning of the hereinafter described tract of land; thence South 87 degrees 30 minutes East 285 feet to a point; thence South 4 degrees 45 minutes West 50 feet to a point; thence north 87 degrees 30 minutes West 285 feet to a spike in the center of Knight Road (Old Ewing Road); thence with the center line of said road North 4 degrees 45 minutes East, 50 feet to the point of beginning. Being the same property conveyed to Mark Stephen Spengel and Dawn D. Spengel, by Deed from Nationscredit Financial Services Corporation, Successor by Merger to Nationscredit Home Equity Services Corporation, by Fairbanks Capital Corp., Attorney in Fact, dated 06/06/02, of record in Instrument No. 200206200074591, Register's Office for Davidson County, TN. Being the further conveyed to Kelli Cunningham, an unmarried woman by Warranty Deed dated June 28, 2004, of record in

Instrument #20040708-0081329, Register's Office for Davidson County, Tennessee. Restrictions, easements, and all matters of record on subdivision plat recorded; Joint Driveway Easement Agreement in Book 8458, page 565; Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 7573, page 140, for said county.

Commonly known as: 3443 Knight Drive, Whites Creek, Tennessee 37189-9189.

Tax Parcel No.: 049000254

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Bank of New York as Trustee for the Certificate Holders of CWABS 2004-AB1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 20th day of December, 2016.

Crystanna Duffy, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Crystanna Duffy, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 20th day of December 2016.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $81,048.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Crystanna Duffy
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Crystanna Duffy, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 20th day of December, 2016.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of New York as Trustee for the Certificate Holders of CWABS 2004-AB1
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024