RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Penelope Perkins and Major Lee Thomas Perkins

GRANTEE(s)
Bank of New York as Trustee for the Certificateholders of CWABS Asset-Backed Certificates 2004-13

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: 01/26/07 15:23 2 pgs
Fees:13.00 Taxes:379.62
20070126-0011178

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 24, 2004 and recorded December 3, 2004, as Instrument No. 20041203-0144182 in the Register's Office of Davidson County, Tennessee, Penelope Perkins and Major Lee Thomas Perkins conveyed to Arnold M. Weiss, as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as 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 November 20, 2006 as Instrument No. 20061120-0143579 and corrected on January 22, 2007 as Instrument No. 20070122-0008193 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 13, 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 Certificateholders of CWABS Asset-Backed Certificates 2004-13, at and for the sum of $102,600.00, 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 Certificateholders of CWABS Asset-Backed Certificates 2004-13 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 Certificateholders of CWABS Asset-Backed Certificates 2004-13, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Lot No. 575 on the Plan of Haynes Manor Subdivision, Section IV, as of record in Book 4175, page 90, to which reference is herein made for a more complete description of metes and bounds. Being the same property conveyed to Major Lee Thomas Perkins and wife, Penelope Perkins, as tenants by the entirety, by Quitclaim Deed from Carolyn Piphus, trustee, dated 06/12/02, of record in Instrument No. 20020708-0081905, Register's Office for Davidson County, TN. The said Major Lee Thomas Perkins now being deceased.

Commonly known as: 649 Rowan Drive, Nashville, Tennessee 37207.

Tax Parcel No.: 059-11-0251

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 Certificateholders of CWABS Asset-Backed Certificates 2004-13, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 24th day of January, 2007.

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 24th day of January 2007.

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 $102,600.00, 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 24th day of January, 2007.

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 Certificateholders of CWABS Asset-Backed Certificates 2004-13
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024