RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Franklin Stokes

GRANTEE(s)
The Bank of New York as trustee, for the beneift of the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2004-15

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: 02/15/07 09:07 2 pg
Fees:13.00 Taxes:470.79
20070215-0019132

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 3, 2004 and recorded December 8, 2004, as Instrument No. 20041208-0146133 in the Register's Office of Davidson County, Tennessee, Franklin Stokes conveyed to Robert M. Wilson, Jr., 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 February 2, 2007 as Instrument No. 20070202-0013861 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 February 7, 2007 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 The Bank of New York as trustee, for the beneift of the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2004-15, at and for the sum of $127,239.68, 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 The Bank of New York as trustee, for the beneift of the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2004-15 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 The Bank of New York as trustee, for the beneift of the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2004-15, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Percy Priest Meadows Addition, Section Two, of record in Plat Book 8250, page 200, Register's Office for said County, to which reference is made for a more complete description. Being the same property conveyed to Integrity Real Estate, LLC by Quit Claim Deed from Eric L. Sox, dated 8/27/04, of record in Instrument No. 20040908-0108155, Register's Office for Davidson County, TN. Further conveyed to Franklin Stokes by deed dated 12/3/04 and recorded in Instrument 20014208-0146132, Register's Office for said County.
>
> Commonly known as: 2817 Louise Russell Drive, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 15006024800

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 The Bank of New York as

trustee, for the beneift of the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2004-15, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 7 day of Feb, 2007.

Crystanna Duffy, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

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 7 day of Feb, 2007.

Notary Public

My Commission Expires: Shannon L. Defoor NOTARY PUBLIC Saline County, Arkansas My Commission Exp. 8-10-2011

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 $127,239.68, 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~~ Saline

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 AR this 7 day of Feb, 2007.

Notary Public

My Commission Expires: Shannon L. Defoor NOTARY PUBLIC Saline County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
The Bank of New York as trustee, for the beneift of the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2004-15
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024