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Davidson County DEEDWARR
Recvd: 03/29/07 14:25 3 pgs
Fees:18.00 Taxes:417.73
20070329-0037753

Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 154 Charlois Boulevard Winston-Salem, NC 27103	4981 Edmondson Pike Nashville, TN 37211	New Owner KATAN INVESTMENT GROUP, LLC ~~4981 Edmondson Pike~~ ~~Nashville, TN 37211~~ 43 Nickelby Down Brentwood, TN 37027	KATAN INVESTMENT GROUP, LLC SAME Tax Parcel ID #:147.06-0-142.00

Grantor(s):	Grantee(s):
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS 2004-125 (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, feminine, and neuter as in each case required by context.)	KATAN INVESTMENT GROUP, LLC, to hold as Fee Simple

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for a good and valuable consideration to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of Tennessee, and being hereinafter described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 681 ON THE PLAN OF CALDWELL HALL, SECTION 5, AS OF RECORD IN BOOK 3106, PAGE 15, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 681 FRONTS 73.85 FEET ON THE NORTHWESTERLY MARGIN OF EDMONDSON PIKE AND EXTENDS BACK 287.3 FEET ON THE SOUTHWESTERLY LINE AND 289.7 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 95.6 FEET THEREON.

SUBJECT TO EASEMENT OF RECORD IN BOOK 8060 PAGE 616 AND BOOK 6692 AND PAGE 637.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. 2007 and subsequent years property taxes
2. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds at Book 20070104-0001567.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 9th day of March, 2007.

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWMBS 2004-125 by
2004-125 By
Attorney in Fact COUNTRYWIDE HOME LOANS, INC.
Loans Inc
Leslie Johnson, Assistant Secretary

COUNTRYWIDE HOME LOANS SERVICING LP
AUTHORIZED
TEXAS

STATE OF Arizona }
} ss.
COUNTY OF Maricopa }

Before me, the undersigned Notary Public, personally appeared of COUNTRYWIDE HOME LOANS, INC. attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS 2004-125, and being known to me, or made known to me upon satisfactory evidence, and acknowledged the due execution of the foregoing instrument for the purposes therein stated.

Witness my hand and seal of office this the 9th day of March, 2007.

JEANETTE M. LEWIS
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
JULY 24, 2009

Notary-Public – Jeanette M. Lewis

My Commission Expires:07/24/09

STATE OF TENNESSEE }

07-02509

} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $112,900.

Affiant

STATE OF ~~TENNESSEE~~ NC }
} ss.
COUNTY OF ~~DAVIDSON~~ Forsyth }

Sworn to and Subscribed before me this 22 day of March, 2007.

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
NATASHA CANTER
My Commission Expires March 2, 2008

Notary-Public

My Commission Expires:_____