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Davidson County DEEDWARR
Recvd: 04/12/07 11:29 2 pg
Fees:13.00 Taxes:321.90
20070412-0044023

Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 154 Charlois Boulevard Winston-Salem, NC 27103	649 Rowan Drive Nashville, TN 37207	Don Fritts 649 Rowan Drive Nashville, TN 37207	new owner Don Fritts 649 Rowan Drive Nashville, TN 37207 Tax Parcel ID #:059-11-0251

Grantor(s):	Grantee(s):
Bank of New York as Trustee for the Certificateholders of CWABS Asset-Backed Certificates 2004-13 (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.)	Don Fritts, 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:

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 Penelope Perkins, as tenants by the entirety by Quitclaim Deed from Carolyn Piphus, trustee dates 06-12/2002, of record in Instrument No. 20020708-0081905, Register's Office for Davidson County, TN. The said Major Lee Thomas Perkins now being deceased.

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 Instrument No.: Book 20070126-0011178

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 27 day of March, 2007.

Bank of New York as Trustee for the Certificateholders of CWABS Asset-Backed Certificates 2004-13 by Attorney in Fact Countrywide Home Loans, Inc.
By: Adam Summers, Assistant Secretary

STATE OF Texas }
} *ss.*
COUNTY OF Collin }

Before me, the undersigned Notary Public, personally appeared Adam Summers, Assistant Secretary of Countrywide Home Loans, Inc. attorney in fact for Bank of New York as Trustee for the Certificateholders of CWABS Asset-Backed Certificates 2004-13, 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 27 day of March, 2007.

ERIC JORDAN
My Commission Expires
January 31, 2011

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE }
} *ss.*
COUNTY OF DAVIDSON }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $87,000.

Affiant

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

Sworn to and Subscribed before me this 3 day of April, 2007.

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

Notary Public

My Commission Expires:_____

07-00850