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Davidson County DEEDWARR
Recvd: 04/16/07 12:58 3 pgs
Fees:18.00 Taxes:340.40

20070416-0045291

Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 154 Charlois Boulevard Winston-Salem, NC 27103	4351 Central Valley Drive Hermitage, TN 37076	new owner JAMES T. BEAIRD ~~4351 Central Valley~~ ~~Drive~~ ~~Hermitage, TN 37076~~ 1620 Brookvalley Circle Mt. Juliet, TN 37122	JAMES T. BEAIRD 1620 Brookvalley Circle Mt. Juliet TN 37122 Tax Parcel ID #:87130028

Grantor(s):	Grantee(s):
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17 (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.)	JAMES T. BEAIRD, (married) 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 ALL OF LOT NO. 42 ON THE PLAN OF CENTRAL VALLEY FOREST, OF RECORD IN PLAT BOOK 5800, 72, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. BEING THE SAME PROPERTY CONVEYED TO

BENNY HOWELL AND WIFE CONNIE A. HOWELL BY DEED FROM JOHN M. JACKSON, MARRIED, DATED SEPTEMBER 18, 1998, AND OF RECORD IN BOOK 11124, PAGE 340, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN ANTHONY E. PETRICCA, UNMARRIED BY DEED FROM BENNY HOWELL AND WIFE, CONNIE A. HOWELL, DATED OCTOBER 31, 2005 AND BEING RECORDED SIMULTANEOUSLY HEREWITH, OF RECORD IN INSTRUMENT NUMBER 20051103-0132936, SAID REGISTER'S OFFICE.

COMMONLY KNOWN AS: 4351 CENTRAL VALLEY DRIVE, HERMITAGE, TENNESSEE 37076.

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. 20061127-0145633.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 10 day of April, 2007.

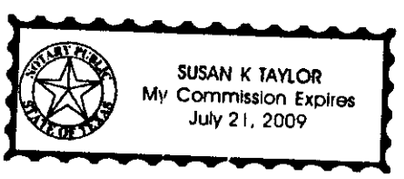
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17 by Attorney in Fact COUNTRYWIDE HOME LOANS, INC.

06-13754

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

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 CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17, 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 10th day of April, 2007.



Susan K Taylor
Notary-Public, Susan K. Taylor

My Commission Expires: 07/21/2009

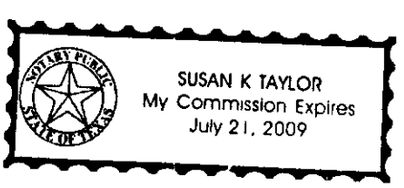
STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $92,000.

Affiant

STATE OF TEXAS }
} ss.
COUNTY OF COLLIN }

Sworn to and Subscribed before me this 10th day of April, 2007.



Susan K Taylor
Notary-Public, Susan K. Taylor

My Commission Expires: 07/21/2009

06-13754