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Davidson County DEEDWARR
Recvd: 05/10/07 11:33 4 pgs
Fees:23.00 Taxes:136.90
20070510-0056199

Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 154 Charlois Boulevard Winston-Salem, NC 27103	3443 Knight Drive Whites Creek, TN 37189	Tennessee Equity Holdings, Inc. ~~3443 Knight Drive~~ ~~Whites Creek, TN~~ ~~37189~~ 1305 8th Ave. South Nashville, TN 37203	Tennessee Equity Holdings, Inc. 1305 8th Ave. South Nashville, TN 37203 Tax Parcel ID #:049000254

Grantor(s):	Grantee(s):
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS 2004-AB1 (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.)	Tennessee Equity Holdings, Inc.,

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:

DESCRIBED PROPERTY LOCATED AT THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, TO-WIT; SAID TRACT OF LAND IS COMPOSED OF LOT 5 AND AN ADDITIONAL TRACT ADJOINING SAID LOT ON THE EASTERLY LINE AND MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS: STARTING AT A

POINT IN THE CENTER OF KNIGHT ROAD (OLD EWING ROAD, SAID POINT THE ORIGINAL NORTHWEST CORNER OF B F AND MAGGIE SANDERS LAND, AND RUNNING THENCE WITH THE CENTER OF B F AND MAGGIE SANDERS LAND, AND RUNNING THENCE WITH THE CENTER OF KNIGHT ROAD (OLD EWING ROAD) SOUTH 4 DEGREES 45 MINUTES WEST 200 FEET TO A SPIKE IN THE CENTER OF SAID ROAD, THE SAME BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND; THENCE SOUTH 87 DEGREES 30 MINUTES EAST 285 FEET TO A POINT; THENCE SOUTH 4 DEGREES 45 MINUTES WEST 50 FEET TO A POINT; THENCE NORTH 87 DEGREES 30 MINUTES WEST 285 FEET TO A SPIKE IN THE CENTER OF KNIGHT ROAD (OLD EWING ROAD); THENCE WITH THE CENTER LINE OF SAID ROAD NORTH 4 DEGREES 45 MINUTES EAST, 50 FEET TO THE POINT OF BEGINNING.

RESTRICTIONS, EASEMENTS, AND ALL MATTERS OF RECORD ON SUBDIVISION PLAT RECORDED; JOINT DRIVEWAY EASEMENT AGREEMENT IN BOOK 8458, PAGE 565; AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE IN BOOK 7573, PAGE 140, FOR SAID COUNTY.

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. 20061228-0160301.

STATE OF TEXAS }
} ss.
COUNTY OF COLLIN }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $37,000.

Affiant – Jeanetta Jackson, Assistant Secretary

STATE OF TEXAS }
} ss.
COUNTY OF COLLIN }

Sworn to and Subscribed before me this 7th day of May, 2007.

ADAM SUMMERS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 04/28/2008

Notary Public

My Commission Expires:_____

07-02971

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the _7th_ day of

___May_____, 2007.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS 2004-AB1 by Attorney in Fact COUNTRYWIDE HOME LOANS, INC.

Jeanetta Jackson, Assistant Secretary

STATE OF TENNESSEE }

} *ss.*

COUNTY OF DAVIDSON }

Before me, the undersigned a Notary Public in and for said state and county, personally appeared _Jeanetta Jackson_ (name) , _Asst. Secretary_ (title) of COUNTRYWIDE HOME LOANS, INC., Attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS 2004-AB1,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath acknowledged himself to be _Assistant Secretary_ of COUNTRYWIDE HOME LOANS, INC., the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS 2004-AB1, the bargainer, and that he as such _Jeanetta Jackson_____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of COUNTRYWIDE HOME LOANS, INC. as attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS 2004-AB1 by himself as _Assistant Secretary_____ (title) of COUNTRYWIDE HOME LOANS, INC..

Witness my hand and seal of office this the _7th_ day of __May_____, 2007.

ADAM SUMMERS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 04/28/2008

Notary Public

My Commission Expires:_____

07-02971