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Davidson County DEEDWARR
Recvd: 05/21/07 13:54 3 pgs
Fees:18.00 Taxes:347.43



20070521-0060385

Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 154 Charlois Boulevard Winston-Salem, NC 27103	1210 Ardee Avenue Nashville, TN 37216	New Owner JOE BRENNON BINKLEY 1210 Ardee Avenue Nashville, TN 37216	JOE BRENNON BINKLEY (property address) 061-150-125.00 Tax Parcel ID #: ~~61150125~~

Grantor(s):	Grantee(s):
BANK OF NEW YORK AS TRUSTEE, ON BEHALF OF THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB2 (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.)	JOE BRENNON BINKLEY, (unmarried) 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:

BEING LOT NO. 5 OF BLOCK D, ON THE PLAN OF RESUBDIVISION OF SUNNYMEAD UNIT NO. 1, SUBDIVISION OF SUNNYMEADE UNIT NO. 2, AS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME

PROPERTY CONVEYED TO THE GRANTOR HEREIN BY DEED RECORDED SIMULTANEOUSLY HEREWITH AT INSTRUMENT NO. 200505050050844, SAID REGISTER'S OFFICE.

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. 20070315-0031521.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 14 day of May, 2007.

BANK OF NEW YORK AS TRUSTEE, ON BEHALF OF THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB2 by Attorney in Fact COUNTRYWIDE HOME LOANS, INC.
By: Adam Summers, Assistant Secretary

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

Before me, the undersigned a Notary Public in and for said state and county, personally appeared Adam Summers, Assistant Secretary of COUNTRYWIDE HOME LOANS, INC., Attorney-in-fact for BANK OF NEW YORK AS TRUSTEE, ON BEHALF OF THE CERTIFICATEHOLDERS CWABS, INC.,

ASSET-BACKED CERTIFICATES, SERIES 2005-AB2,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, ON BEHALF OF THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB2, the bargainer, and that he as such Assistant Secretary, 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, ON BEHALF OF THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB2 by himself as Assistant Secretary of COUNTRYWIDE HOME LOANS, INC..

Witness my hand and seal of office this the 14 day of May, 2007.

ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011

Angelina Archivald
Notary-Public

My Commission Expires:_____

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

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $93,900.

Karen Perdue
Affiant

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

Sworn to and Subscribed before me this 15th day of May, 2007.

RICHARD JACKSON
NOTARY PUBLIC
Commission Expires
7/24/2008
FORSYTH COUNTY, NORTH CAROLINA

Notary-Public

My Commission Expires:_____

07-04439