RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
John D. Herbert

GRANTEE(s)
Bank of New York as trustee for the Certificate Holders, Cwabs, Inc. Asset-Backed Certificates, Series 2004-7

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 06/13/07 08:50 2 pgs
Fees:13.00 Taxes:582.75
20070613-0070622

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 23, 2004 and recorded August 30, 2004, as Instrument No. 20040830-0104340 in the Register's Office of Davidson County, Tennessee, John D. Herbert conveyed to Dixie with Arnold M. Weiss, Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for America's Wholesale Lender, and America's Wholesale Lender's successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee by instrument of record recorded on August 29, 2006 as Instrument No. 20060829-0106590 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on June 6, 2007 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Bank of New York as trustee for the Certificate Holders, Cwabs, Inc. Asset-Backed Certificates, Series 2004-7, at and for the sum of $157,500.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Bank of New York as trustee for the Certificate Holders, Cwabs, Inc. Asset-Backed Certificates, Series 2004-7 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Bank of New York as trustee for the Certificate Holders, Cwabs, Inc. Asset-Backed Certificates, Series 2004-7, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 73 on the Plan of Huntington Park, Section One, as of record in Book 4175, page 10, Register's Office for said County, to which plan reference is made for a more complete description. Being the same property conveyed to John D. Herbert, by virtue of a Warranty Deed dated August 23, 2004, as recorded in Instrument No. 200408300104339, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 695 Huntington Parkway, Nashville, Tennessee 37211.
>
> Tax Parcel No.: 161-06-0097

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Bank of New York as trustee for the Certificate Holders, Cwabs, Inc. Asset-Backed Certificates, Series 2004-7, and unto its successors and

assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 10th day of June, 2007.

Aaron Squyres, Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Aaron Squyres, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 10th day of June, 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $157,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron Squyres
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Aaron Squyres, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 10th day of June, 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of New York as trustee for the Certificate Holders, Cwabs, Inc. Asset-Backed Certificates, Series 2004-7
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024