SPECIAL WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,025.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT3889

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Hamilton	Mark Hamilton	096 14 0 071.00
(NAME)	(NAME)	
2932 Twin Lawn Dr	8326 Carriage Hills Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bank of New York, as Trustee for the Certificateholders of CWABS Series 2004-SD4, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Mark Hamilton, a married person AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee

Being Lot No 742 on the Plan of Cloverhill, Section No IX, of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bank of New York, as Trustee for the Certificateholders of CWABS Series 2004-SD4 by Successor Trustee's Deed from Phillip M. Kleinsmith, as Trustee, dated May 31, 2007, recorded June 11, 2007, of record in Instrument No. 20070611-0069572, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2932 Twin Lawn Dr Nashville 37214
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Mark Hamilton, and his/her/their assigns, forever.

Said Bank of New York, as Trustee for the Certificateholders of CWABS Series 2004-SD4., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 07/02/07 11:20 2 pgs
Fees:13.00 Taxes:296.09
20070702-0078558

IN WITNESS WHEREOF, the said Bank of New York, as Trustee for the Certificateholders of CWABS Series 2004-SD4 , has executed this deed this 25th day of June, 2007

Bank of New York, as Trustee for the Certificateholders of CWABS Series 2004-SD4 by Countrywide Home Loans Inc., as Attorney in Fact

By Raquel Black, Assistant Secretary

TSEDALE ALEMU (Witness)

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Raquel Black, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Secretary of Countrywide Home Loans Inc, the Attorney in Fact of said Bank of New York, as Trustee for the Certificateholders of CWABS Series 2004-SD4., the within named bargainor, and that he/she as such Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20000118000 5752 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 25th day of June, 2007

Notary Public

My Commission expires: _____

TONI L. GARY
My Commission Expires
January 30 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT3889