9-7355

Register Return to:
Brock & Scott PLLC
3326 Aspen Grove Dr. Ste 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/17/07 13:16 3 pgs
Fees:18.00 Taxes:255.49
20070717-0085061

Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 154 Charlois Boulevard Winston-Salem, NC 27103	719 Longhunter Court Nashville, TN 37217	Beatriz Aguilar ~~719 Longhunter Court~~ ~~Nashville, TN 37217~~ 609 Thompson LN Nashville, TN 37204	Beatriz Aguilar 609 Thompson LN Nashville, TN 37204 Tax Parcel ID #:13508OA719

Grantor(s):	Grantee(s):
Bank of New York as Trustee for the Certficateholders of CWABS 2005-01 (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.)	Beatriz ~~Aguilar,~~ Aguilar 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 UNIT NO. 719 OF NASHBORO VILLAGE CONDOMINIUMS, A CONDOMINIUM OR HORIZONTAL PROPERTY, REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5333, PAGE 957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SHOWN ON A PLAN OF RECORD, BOOK 5200, PAGE 80 REGISTERS OFFICE OF DAVIDSON COUNTY, TEWNNESSEE,

TENNESSEE TO WHICH PLAN IS HEREBY REFRENCED FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

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 # 20070322-0035037.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the _13th_ day of _July_, 2007.

Bank of New York as Trustee for the Certficateholders of CWABS 2005-01 by Attorney in Fact Countrywide Home Loans Servicing, LP
Shuntavia Reynolds, Asst. Secretary

STATE OF TEXAS }
} ss.
COUNTY OF COLLIn }

POA of record Inst. No. 20000118000575Z

Before me, the undersigned a Notary Public in and for said state and county, personally appeared _Shuntavia Reynolds____(name) , _Asst. Secretary_(title) of Countrywide Home Loans Servicing, LP, Attorney-in-fact for Bank of New York as Trustee for the Certficateholders of CWABS 2005-01,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath acknowledged himself to be _Asst. Secretary___ of Countrywide Home Loans Servicing, LP, the attorney in fact for Bank of New York as Trustee for the Certficateholders of CWABS 2005-01, the

bargainer, and that he as such _Asst. Secretary_, being authorized so to do, executed the foregoing and annexed instrument for and on behalf of Bank of New York as Trustee for the Certficateholders of CWABS 2005-01 and Countrywide Home Loans Servicing, LP has authority to execute and acknowledge said instrument is containted in an instrument duly executed, acknowledged and recorded in ~~Book~~ Inst. No. 20000115000573 2, ~~Page~~ _____ in the Office of the Register of Deeds for Davidson County, Tennessee and that this instrument was duly executed under and by virtue of the authority given by said instrument Asst. granting it Power of Attorney; that Shuntavia Reynolds acknowledged that (s)he is **(title) of** Countrywide Secretary Home Loans Servicing, LP, a corporation that by authority duly given and as act of Countrywide Home Loans Servicing, LP as Attorney-in-Fact for Bank of New York as Trustee for the Certficateholders of CWABS 2005-01, the foregoing instrument was duly executed for the purpose therein expressed by its **(title)**, _Asst. Secretary__, for Countrywide Home Loans Servicing, LP (Attorney-In-Fact for Bank of New York as Trustee for the Certficateholders of CWABS 2005-01, for and in behalf of said corporation).

Witness my hand and seal of office this the 13th day of July, 2007.

LESLIE JOHNSON
My Commission Expires
March 2, 2010

Notary Public

My Commission Expires:_____

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 $69,050.

Affiant

STATE OF TENNESSEE }
} *ss.*
COUNTY OF DAVIDSON }

Sworn to and Subscribed before me this 13 day of July, 2007.

SUSAN HARVILLE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

07-04437