SPECIAL WARRANTY DEED

Return To:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

#L0070369

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

K. McGrail
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2007

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-21-09
(AFFIX SEAL)

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

RT3801

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vann A Smith and Gregory P Brockway	Suntrust Mortgage, Inc.	034-03-0-B 905.00 CO
(NAME) 905 Churchill Crossing	(NAME) 201 Fourth Ave., N/7th Flr	
(ADDRESS)	(ADDRESS) Nashville, TN 37219	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/30/07 14:24 2 pgs
Fees:13.00 Taxes:312.65
20070730-0090257

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 Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-14, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Vann A Smith and Gregory P Brockway, Both unmarried

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:

Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 905, Churchill Crossing Condominiums as set out in the Fifth Amendment to the Master Deed as recorded in Instrument No. 200508290103075, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Previously conveyed to Addie S. Keys, a single woman, by Warranty Deed from William D. Castleman, Trustee, with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiaries, dated October 31, 2005 and recorded November 3, 2005 in Instrument Number 20051103-0133264, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-14 by Trustee's Deed from Billy Glass as Co-Trustee dated May 23, 2007 and recorded May 31, 2007 in Instrument Number 20070531-0064352, Register's Office for 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 ☒ property, known as 905 Churchill Crossing Madison 37115
improved

(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 Vann A Smith and Gregory P Brockway, and his/her/their assigns, forever.

Said Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-14., 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.

IN WITNESS WHEREOF, the said Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-14., has executed this deed this 10th day of July, 2007.

Bank of New York as trustee for the Certificate Holders
CWABS, Inc. Asset-Backed Certificates, Series 2005-14 by
Countrywide Home Loans Inc. as Attorney in Fact

By : Evelyn Waithaka



STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Evelyn Waithaka, 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 Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-14., 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 200001180005752, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this the 10th day of July, 2007.

Jimmie Stanton Notary Public

My Commission expires: 6/26/2010



~~RETURN TO:~~

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

RT3801