SPECIAL WARRANTY DEED

CAROLYN D. MULE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2007.

Carol C
Notary Public

MY COMMISSION EXPIRES: 9-7-10
(AFFIX SEAL)

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

RT3624

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mamdouh R. Tawadrous and Thrya Halem Gabra	New Owner	135-10-0-C-083.00-CO
(NAME)	(NAME)	
3309 Vinewood Ct		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/02/07 11:10 2 pgs
Fees:13.00 Taxes:606.80

20070802-0091913

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 Benefit of the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-BC4, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Mamdouh R. Tawadrous and Thrya Halem Gabra, husband and wife 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:

Land in Davidson County, Tennessee;

Being Lot No. 77 on the final plat of Ransom Park, Section Four, of record in Instrument No. 20040323-0032419, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terrance R. Burbanks and wife, Phyllisa D. Burbanks by Warranty Deed from Fischer & Ford Group, LLC dated May 27, 2005 and recorded on June 2, 2005 in Instrument No. 20050602-0062264, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Bank of New York as Trustee for the Benefit of the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-BC4 by Trustee's Deed from Billy Glass, as Co-Trustee dated May 2, 2007 and recorded on May 9, 2007 in Instrument No. 20070509-0055522, said Register's Office.

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 3309 Vinewood Ct Nashville 37217
(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 Mamdouh R. Tawadrous and Thrya Halem Gabra, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Benefit of the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-BC4., 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 Benefit of the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-BC4., has executed this deed this 29th day of June, 2007

Bank of New York as Trustee for the Benefit of the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-BC4 by Countrywide Home Loans Inc., as Attorney in Fact

By Les Geurin / Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Les Geurin, 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 Benefit of the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-BC4., 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 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 29th day of June, 2007

Notary Public

My Commission expires: _____

~~RETURN TO:~~

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

VALINDA PICKENS
My Commission Expires
May 3, 2011

RT3624

Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067