Davidson County DEEDWARR
Recvd: 08/13/07 10:40 4 pgs
Fees:23.00 Taxes:314.50
20070813-0096453

Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 154 Charlois Boulevard Winston-Salem, NC 27103	2108 15th Avenue North Nashville, TN 37208	Deborah L. Williams 2108 15th Avenue North Nashville, TN 37208	Deborah L. Williams 2019 Granny White Pike Brentwood, TN 37027 Tax Parcel ID #:081070038

Grantor(s):	Grantee(s):
Bank Of New York as trustee for the Certificate Holders of CWABS 2004-02 (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.)	Deborah L. Williams, married 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 Lot Number 43, of Block 21 and 30 on the plan of Buena Vista of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee and Plat Book 1, Page 84, Chancery Court.

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 in instrument #20061201-0148677.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 13th day of July, 2007.

COUNTRYWIDE HOME LOANS SERVICING LP ORGANIZED TEXAS SEAL FEB. 28, 2000

Bank Of New York as trustee for the Certificate Holders of CWABS 2004-02 by Attorney in Fact Countywide Home Loans Servicing LP

Jim Stanton, Asst. Secretary

STATE OF TEXAS }
} *ss.*
COUNTY OF COLLIN }

Before me, the undersigned a Notary Public in and for said state and county, personally appeared Jim Stanton, Asst. Secretary of Countywide Home Loans Servicing LP, Attorney-in-fact for Bank Of New York as trustee for the Certificate Holders of CWABS 2004-02,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 Countywide Home Loans Servicing LP, the attorney in fact for Bank Of New York as trustee for the Certificate Holders of CWABS 2004-02, 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 Certificate Holders of CWABS 2004-02 and Countywide Home Loans Servicing LP has authority to execute and acknowledge said instrument is containted in an instrument duly executed, acknowledged and recorded in Book 10584, Page 902 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 granting it Power of Attorney; that Asst. Secretary acknowledged that (s)he is **Vice President of** Countywide Home Loans Servicing LP, a corporation that by authority duly given and as act of Countywide Home Loans Servicing LP as Attorney-in-Fact for Bank Of New York as trustee for the Certificate Holders of CWABS 2004-02, the foregoing instrument was duly executed for the purpose therein expressed by its **Asst. Secretary, Jim Stanton**, for Countywide Home Loans Servicing LP (Attorney-In-Fact for Bank Of New York as trustee for the Certificate Holders of CWABS 2004-02, for and in behalf of said corporation).

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

Notary-Public

My Commission Expires:_____

NOTARY PUBLIC STATE OF TEXAS
CHAN MANY
My Commission Expires
February 24, 2010

STATE OF TENNESSEE }
} *ss.*

07-02967

COUNTY OF DAVIDSON }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $85,000.

Affiant / Jim Stanton

STATE OF TEXAS }
} ss.
COUNTY OF COLLIN }

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

Notary-Public

My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
CHAN MANY
My Commission Expires
February 24, 2010

07-02967

Certificate of Authenticity

I, Shelly M Bentley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Shelly M Bentley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/25/09

Notary's Seal (If on paper)

Dellena Lowrimore
State of Tennessee Notary Public
Davidson County