RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Vernon C. Walker, Sr. a/k/a Vernon C. Walker

GRANTEE(s)
Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-7

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 08/30/07 08:53 2 pgs
Fees:13.00 Taxes:355.14
20070830-0104065

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 13, 2004 and recorded September 20, 2004, as Instrument No. 20040920-0112483 in the Register's Office of Davidson County, Tennessee, Vernon C. Walker, Sr. a/k/a Vernon C. Walker conveyed to Arnold M. Weiss, Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for America's Wholesale Lender and America's Wholesale Lender's successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **BILLY GLASS** as Co-Trustee by instrument of record recorded on February 20, 2007 as Instrument No. 20070220-0020325 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on August 22, 2007 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-7, at and for the sum of $95,984.27, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-7 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-7, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 73A on the Plan of Hickory Park Villas, Section Three, Zone Lot Division, Lots 49-56, and 58-66, as of record in Book 6250, page 812, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot. Being the same property conveyed to Grantor(s) by deed recorded simultaneously herewith in Book, Page, or Instrument #20040920-0112482, Register's Office for said County.
>
> Commonly known as: 5439 Hickory Park Drive, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 173040008

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-7, and unto its successors and

assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this _____ day of AUG 2 2 2007, _____.

Billy Glass, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Billy Glass, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this AUG 2 2 2007 day of _____, _____.

Notary Public

My Commission Expires: Shannon L. Defoor NOTARY PUBLIC Saline County, Arkansas My Commission Exp. 8-10-2011

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,984.27, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Billy Glass
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Billy Glass, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in _____ this AUG 2 2 2007 day of _____, _____.

Notary Public

My Commission Expires: Shannon L. Defoor NOTARY PUBLIC Saline County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-7
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024