SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/07 13:36 3 pgs
Fees:18.00 Taxes:434.75
20070905-0106642

STATE OF TEXAS
COUNTY OF Collin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2007

Notary Public, Toni L Gary

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONI L. GARY
My Commission Expire
January 30, 2011

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

RT3864

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonette Ward	CTX Mortgage Company,LLC	164-12-0-A-055.00CO
(NAME) 3308 Weatherstone Cove East	(NAME) 3100 McKinnon Corp 2nd Fl	
(ADDRESS)	(ADDRESS) Dallas, TX 75201	
Antioch TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Certificateholders of CWABS 2005-01, Inc., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Antonette L. Ward, an unmarried woman 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. 55 on the Plan of Weatherstone, a planned unit development of record in Instrument 20020926-0117440, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brenda P. Lyons by Warranty Deed from Jerry Butler Builders, LLC dated March 24, 2005 and recorded on March 28, 2005 in Instrument No. 20050328-0032961, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS 2005-01, Inc. by Trustee's Deed from Billy Glass as Co-Trustee dated May 30, 2007, and recorded on June 12, 2007 in Instrument No. 20070612-0070126, 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 3308 Weatherstone Cove East (House Number, (Street)) Antioch (City or Town) 37013 (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 Antonette Ward, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS 2005-01, Inc.., 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 Certificateholders of CWABS 2005-01, Inc.., has executed this deed this 14th day of August, 2007

Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS 2005-01, Inc. BY Countrywide Home Loans, Inc., as Attorney In Fact

By Susan K Taylor, 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 Susan K Taylor, 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 Certificateholders of CWABS 2005-01, Inc.., 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 20070625-0075660 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 14th day of August, 2007

Toni L Gary, Notary Public

My Commission expires: 01/30/2011

NOTARY PUBLIC STATE OF TEXAS

TONI L. GARY
My Commission Expires
January 30, 2011

RETURN TO:

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

RT3864

I, Janel McAlister, 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.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE