SPECIAL WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
595 President Pl., Ste. 203
Smyrna, TN 37167
VT018 00307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 2007

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

My Commission Expires OCT. 24, 2010

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

RT4131

Sinedu A. Tegegn and Birhanu M. Feissa	SEND TAX BILLS TO: THDA c/o US Bank Home Mtg.	MAP-PARCEL NUMBERS 147-10-0 124.00
(NAME) 636 Watsonwood Drive aka 5052 Edmondson Pike	(NAME) P.O. Box 7298	
(ADDRESS)	(ADDRESS) Springfield, OH 45501-7298	
Nashville TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/07/07 10:11 2 pgs
Fees:13.00 Taxes:554.08
20070907-0107493

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 2005-16, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sinedu A. Tegegn and husband, Birhanu M. Feissa,

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:
Being Lot No. 202 on the plan of Whispering Hills, Section II-A, of Record in Book 2331, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Included in the above conveyance but expressly excluded is the following: Being part of Lot No. 202 on the plan of Whispering Hills, Section II-A, of record in Book 2331, page 132, Register's Office for Davidson County, Tennessee, and described as follows: Beginning at a point, said point being the northwestern corner 25 feet from the centerline of Edmondson Pike; thence along the existing right of way line of Edmondson Pike S. 20 deg. 05 min. W for 149.80 feet to a point; thence along a curve to the left of radius 25 feet for 39.3 feet to a point on the northern right of way line of Watsonwood Drive; thence along said right of way line S. 69 deg. 52 min. E for 10 feet to a point; thence along a curve to the right of radius 30 feet for 47.12 feet to a point; thence N 20 deg. 08 min. E for 144.80 feet to a point on the northern property line; thence along said property line N 69 deg. 52 min. W for 5 feet to the point of beginning.

Being the same property conveyed to Warren Coulter, a married man, by Warranty Deed from James B. Dunn and wife, Carolyn C. Dunn dated December 2, 2005 and recorded December 5, 2005 in Instrument Number 20051205-0145900, and recorded December 6, 2005 in Instrument Number 20051206-0146433, 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 2005-16 by Trustee's Deed from Billy Glass as Co-Trustee dated June 8, 2007 and recorded June 18, 2007 in Instrument Number 20070618-0072760, 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 improved ☒ property, known as 636 Watsonwood Drive aka 5052 Edmondson Pike Nashville 37211
(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 Sinedu Tegegn and Birhans M. Scissa, and his/her/their assigns, forever.

Said Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset Backed Certificates, Series 2005-16., 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 2005-16., has executed this deed this 14th day of August, 2007

Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset Backed Certificates, Series 2005-16, BY Countrywide Home Loans, Inc., as Attorney in Fact

By Neo'Neshia Hines Asst. 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 Neo'Neshia Hines, 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 2005-16., 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 0076660 of record in Register's Office for Davidson County, Tennessee.

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

Eric Jordan Notary Public

My Commission expires:

ERIC JORDAN
My Commission Expires
January 31, 2011

RETURN TO:

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

RT4131