**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Melinda Miner and Ted E. Miner a/k/a Ted Miner**

**GRANTEE(s)**
**Bank of New York as trustee for the Benefit of the Certificate Holders of CWABS 2005-01, Inc.**

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: 09/26/07 09:18 2 pgs
Fees:13.00 Taxes:612.13
20070926-0114557

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 14, 2005 and recorded January 19, 2005, as Instrument No. 20050119-0006871 in the Register's Office of Davidson County, Tennessee, Melinda Miner and Ted E. Miner a/k/a Ted Miner conveyed to Coomer & Jenkins, as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as Nominee for Michigan Fidelity Acceptance Corp DBA Franklin Mortgage Funding, Inc. and Michigan Fidelity Acceptance Corp DBA Franklin Mortgage Funding, Inc.'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 September 4, 2007 as Instrument No. 20070904-0105355 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 September 19, 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 Benefit of the Certificate Holders of CWABS 2005-01, Inc., at and for the sum of $165,441.11, 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 Benefit of the Certificate Holders of CWABS 2005-01, Inc. 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 Benefit of the Certificate Holders of CWABS 2005-01, Inc., 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. 49, Section Two on the Plan of Cambridge Forest of record in Plat Book 9700, page 672 & 673, Register's Office for said County to which reference is made for a more complete description. The instrument constituting the source of the Grantor's Interest in the foregoing described property was a Warranty Deed recorded 20050119-0006870 in the Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 405 Edencrest Drive, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 149150A056

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 Benefit of the Certificate Holders of CWABS 2005-01, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 19th day of September, 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 19th day of September 2007.

Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

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 $165,441.11, 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 Little Rock this 19th day of September 2007

Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Bank of New York as trustee for the Benefit of the Certificate Holders of CWABS 2005-01, Inc.
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024