SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/07 11:06 3 pgs
Fees:18.00 Taxes:103.05

20071023-0125274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 2007

Notary Public

MY COMMISSION EXPIRES: 1-29-2008
(AFFIX SEAL)

State of Tennessee Notary Public Davidson County

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

RT3691

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Michael Cothern	Michael Cothern	325.00
(NAME)	(NAME)	
79 Fairfield Avenue	7428 Bidwell Bd.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	Joelton, TN. 37080	
(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 Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-14, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Michael Cothern, A MARRIED PERSON

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:
Beginning at a point on the easterly margin of Fairfield Avenue, 160.5 feet from the southeast corner of Fairfield Avenue and Fain Street or Hermitage Avenue; thence southerly along the east margin of Fairfield Avenue 31 feet to the northerly margin of a 20 foot alley, opened through said Block D by Weakley & Warren; thence easterly along the north margin of said alley 137 feet, more or less, to a point; thence northerly along a line at right angles to Fain Street or Hermitage Avenue, 31 feet to a point; thence in a westerly direction about 137 feet to the point of beginning and being composed of parts of Lots 1, 2, 3, 9, 10, 11 and 12 on said plan.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom, is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Warranty Deed from Maggie Lee Brown, deceased, and Thelma Brown, the sole surviving heir of Maggie Lee Brown, deceased, dated May 5, 1965, recorded May 12, 1965, of record in Book 3889, Page 968, Register's Office for Davidson County, Tennessee, described as follows:
Land in Davidson County, Tennessee, being a part of parts of Lot Nos. 1, 2, 3, 9, 10, 11 and 12 of Block "D" on the Plan of Hermitage Addition to Nashville, of record in Book 57, pages 42 and 43, R. O. D. C., Tennessee.

BEGINNING at a point in the Easterly margin of Fairfield Avenue 160.5 feet from the Southeast corner of Fairfield Avenue and Fain Street; thence Southerly along the East margin of Fairfield Avenue, 31 feet to the Northerly margin of a 20-foot alley; thence Easterly along the North margin of said alley, 10.07 feet to a point in the new easterly margin of Fairfield Avenue, thence North 9 degrees 30 minutes East parallel to and 30 feet from the centerline of Fairfield Avenue 31 feet to a point; thence North 88 degrees West 10.07 feet to the point of beginning and containing 310 square feet.

Previously conveyed to Joseph Carter, unmarried, by Warranty Deed from Omar Melo, unmarried, dated June 16, 2005 and recorded June 17, 2005 in Instrument Number 20050617-0069686, Register's Office for Davidson County, Tennessee, AND;

Previously conveyed to Jupiter Properties LLC by Warranty Deed from Joseph M. Carter, Jr., unmarried, dated October 27, 2005 and recorded October 28, 2005 in Instrument Number 20051028-0130310, 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 2005-14 by Trustee's Deed from Billy Glass as Co-Trustee dated May 9, 2007 and recorded May 16, 2007 in Instrument Number 20070516-0058423, 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 ☒ property, known as 79 Fairfield Avenue Nashville 37210
improved

(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 Michael Cothern, and his/her/their assigns, forever.

Said Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-14., 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 2005-14., has executed this deed this 17th day of October, 2007

Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-14, BY **Countrywide Home Loans, Inc., as Attorney in Fact**

By Toni Gary, Asst Secretary

Tennika Maxwell - Witness

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Toni Gary, 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 2005-14., 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 17th day of October, 2007

Notary Public

My Commission expires: _____

RAQUEL BLACK
My Commission Expires
June 29, 2011

RETURN TO:

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

RT3691