SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant Jeanetta Jackson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2007

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011

THIS INSTRUMENT WAS PREPARED BY

3931 Gallatin Pike, Suite B Nashville, TN 37216 (615)-782-8115

RT3419

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven C Webb	STEVEN C. WEBB	038-00-0 076.01
(NAME)	(NAME)	
6297 Old Hickory Blvd.	801 CRESCENT CENTER DR.	
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189	FRANKLIN TN 37067	
(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 Certificateholders of CWABS 2004-01, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Steven C Webb, AN UNMARRIED MAN

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:

A tract of land in the 14th, formerly the 24th, Civil District of said county described according to a survey made by Ralph W. Lambert, Surveyor, dated January 21, 1964, as revised as follows:

Beginning at an iron pin in the northwesterly margin of Old Hickory Blvd, being the southwesterly corner of a tract of land owned by Carl M. Brent; thence north 43 degrees 20' West, 247.86 feet to an iron pin; thence south 46 degrees 40' west, 150 feet to an Iron pin; thence south 43 degrees 50' east, 221.5 feet to an iron pin in the northwesterly margin of Old Hickory Blvd; thence north 56 degrees 50' east, 150 feet along said Boulevard to the point of beginning.

Previously conveyed to Alicia Marie Baskin, a single woman, by Warranty Deed from Kelly Leigh Mitchell N/K/A Kelly Leigh Cook and her husband, Lucien Cook, dated October 3, 2003 and recorded October 13, 2003 in Instrument Number 20031013-0151229, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders of CWABS 2004-01 by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated March 29, 2007 and recorded April 16, 2007 in Instrument Number 20070416-0045129, 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	6297 Old Hickory Blvd.	Whites Creek	37189
		(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 Steven C Webb, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders of CWABS 2004-01, 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.

Davidson County DEEDWARR
Recvd: 11/08/07 12:38 2 pg
Fees:13.00 Taxes:222.00

20071108-0131975

IN WITNESS WHEREOF, the said Bank of New York as Trustee for the Certificateholders of CWABS 2004-01., has executed this deed this 23rd day of October, 2007

Bank of New York as Trustee for the Certificateholders of CWABS 2004-01, BY Countrywide Home Loans, Inc., as Attorney in Fact

By Neo'Neshia Stovall, Asst. Secretary

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 Neo'Neshia Stovall, 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 Certificateholders of CWABS 2004-01., 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 23rd day of October, 2007

Notary Public

My Commission expires: _____

STATE OF TEXAS

ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011

RETURN TO:

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

RT3419