SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/07 12:22 2 pgs
Fees:13.00 Taxes:395.90

20071113-0132921

AMY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Hillary Torrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2007

Amy Crowe
Notary Public

MY COMMISSION EXPIRES: 7-21-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

RT3815

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Tovar	Countrywide Bank, FSB.	165-14-0 068.00
(NAME)	(NAME)	
4749 Greystone St	1199 North Fairfax St.	
(ADDRESS)	Ste. 500 (ADDRESS)	
Antioch TN 37013	Alexandria VA 22314	
(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 of CWMBS 2005-02, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jesus Tovar, a single 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:

Being Lot No. 33 on the plan of Peppertree Forest Subdivision, recorded in Book 6900, page 910-912, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Previously conveyed to Jimmie W. Ray and wife, Beverly J. Ray by Warranty Deed from Built More Homes, Inc. dated November 30, 1989 and recorded December 18, 1989 in Book 8007, PAge 357, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Bank of New York as trustee for the Certificate Holders of CWMBS 2005-02 by Trustee's Deed from Billy Glass as Co-Trustee dated May 16, 2007 and recorded May 24, 2007 in Instrument Number 20070524-0061706, 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 4749 Greystone St Antioch 37013

(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 Jesus Tovar, and his/her/their assigns, forever.

Said Bank of New York as trustee for the Certificate Holders of CWMBS 2005-02., 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 of CWMBS 2005-02., has executed this deed this 20th day of September, 2007

Bank of New York as trustee for the Certificate Holders of CWMBS 2005-02 by Countrywide Home Loans Inc., Attorney in Fact

By Jim Stanton, Asst. Secretary

Tsedale Alemu, 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 Jim Stanton, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Secrtary of Countrywide Home Loans Inc, the Attorney in Fact of said Bank of New York as trustee for the Certificate Holders of CWMBS 2005-02., 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 in Instrument Number 20030404004465 7 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 21st day of September, 2007

Notary Public

My Commission expires:

CHAN MANY
My Commission Expires
February 24, 2010

RETURN TO:

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

RT3815