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Davidson County DEEDWARR
Recvd: 11/15/07 13:33 2 pg
Fees:13.00 Taxes:407.00
20071115-0134143

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26th day of October, 2007 by and between, The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2002-02 hereinafter called Grantor, and Julie M. Phillips, a single woman and Raymond D. Fish, an unmarried man, their heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No,. 19 on the plan of Pebble Creek Subdivision, Section III, of record in Book 5210, Page 169, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed by Successor Trustee's Deed of record in Instrument No. 20070905-0106645 Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this _____ day of ~~OCT 1 6 2007~~, 2007.

BY: Keri Selman

TITLE: KERI SELMAN, ASSISTANT VICE PRESIDENT

STATE OF TEXAS **TEXAS**
COUNTY OF HARRIS **COLLIN**

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared KERI SELMAN, ASSISTANT VICE PRESIDENT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized signatory of Litton Loan Servicing, LP, as attorney in fact and who acknowledged that he/she as authorized signatory, being authorized so to do, executed and delivered the foregoing instrument on behalf of The Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2002-02 its successors and assigns, by Litton Loan Servicing, LLC, its attorney-in-fact.

Witness my hand and seal, this _____ day of OCT 1 6 2007, 2007.

Notary Public

My commission expires: MAY 0 5 2010

JANICE VARGAS
My Commission Expires
May 5, 2010

****

Property Address: 2432 Ponderosa Way, Antioch, TN 37013
Parcel # 149060008

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Julie M. Phillips
2432 Ponderosa Way
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Williamson
The actual consideration or true value, whichever is greater, for this transfer is $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2007.

Notary Public
My Commission Expires 4-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

2075-069127-LC