SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/07 09:53 2 pgs
Fees:13.00 Taxes:246.05

20071127-0137492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Affiant Les Geurin, Asst Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2007

Notary Public Leslie Johnson

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

RT4530

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M&W Real Estate Solutions, LLC	M&W REAL ESTATE	052-05-0 103.00
(NAME)	(NAME)	
325 E Palestine Ave	SOLUTIONS, LLC	
(ADDRESS)	(ADDRESS)	
	414 STRATHMORE DR	
Madison TN 37115	FRANKLIN TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

LESLIE JOHNSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 2, 2010

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 2003-05, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO M&W Real Estate Solutions, LLC,

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 Number 1, Red Bud Terrace Subdivision, of record in Plat Book 843, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Darlyn G. Farris by Warranty Deed from Douglas Eugene Bozman dated July 7, 2003 and recorded July 9, 2003 in Instrument Number 20030709-0094635, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Darlyn G. Farris by Quitclaim Deed from Bank of New York as Trustee for the Certificateholders of CWABS 2003-5 dated October 17, 2006 and recorded October 25, 2006 in Instrument Number 20061025-0132203, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders of CWABS 2003-05 by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated August 14, 2007, recorded September 21, 2007, of record in Instrument No. 20070921-0113061, Register's Office, 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 325 E Palestine Ave Madison 37115
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 M&W Real Estate Solutions, LLC, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders of CWABS 2003-05., 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 Certificateholders of CWABS 2003-05., has executed this deed this 24th day of October, 2007

Bank of New York as Trustee for the Certificateholders of CWABS 2003-05, BY Countrywide Home Loans, Inc., as Attorney in Fact

By Les Geurin, Assistant Secretary

Sandra Colgrove, 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 Les Geurin, 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 2003-05., 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 24th day of October, 2007

Leslie Johnson
Notary Public

My Commission expires: 03/02/2010

LESLIE JOHNSON
My Commission Expires
March 2, 2010

RETURN TO:

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

RT4530