SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/08 11:25 2 pg:
Fees:13.00 Taxes:212.75

20080130-0009531

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Laura Iniguez
Affiant Laura Iniguez

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 2008

Les Geurin
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

LES GEURIN
My Commission Expires
February 14, 2011

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT3684

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Shrum	Jerry SHrum	042-09-0 077.00
(NAME)	(NAME)	
314 Kemper Drive S	P.O. Box 468	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	MADISON TN 37116	
(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 CWABS, Inc. Asset-Backed Certificates, Series 2006-20, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jerry Shrum, A MARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 70 on the plan of Kemper Heights, Section 2, as of record in Book 2331, Page 104, Register's Office for said county, to which plat reference is hereby made for a more complete description.

Previously conveyed to Jesse E. Taymon, Jr. by Warranty Deed from Paul Presley and wife, Louise G. Presley dated March 25, 1968 and recorded March 26, 1968 in Book 4222, Page 321, Register's Office for Davidson County, Tennessee, AND;

Previously conveyed to Dawn Michelle Driver and husband Kelly Driver by Warranty Deed from Jesse E. Taymon, Jr., an unmarried man, dated September 26, 2006 and recorded October 9, 2006 in Instrument Number 20061009-0125458, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-20 by Trustee's Deed from Billy Glass as Co-Trustee dated May 9, 2007 and recorded May 16, 2007 in Instrument Number 20070516-0058534, 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 314 Kemper Drive S Madison 37115
(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 Jerry Shrum, and his/her/their assigns, forever.**

Said Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-20., 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 CWABS, Inc. Asset-Backed Certificates, Series 2006-20., has executed this deed this 23rd day of January, 2008

Bank of New York as Trustee for the Certificateholders
CWABS, Inc. Asset-Backed Certificates, Series 2006-20 by
Countrywide Home Loans Inc., as Attorney in Fact

By Laura Iniguez, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Laura Iniguez, 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 CWABS, Inc. Asset-Backed Certificates, Series 2006-20., 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 200711050129854 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 23rd day of January, 2008

Notary Public

My Commission expires: _____

NOTARY PUBLIC STATE OF TEXAS
LES GEURIN
My Commission Expires
February 14, 2011

RETURN TO:

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

RT3684