SPECIAL WARRANTY DEED

After Recording Return to:
Bridgehouse Title
342 Cool Springs Blvd., Ste 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January ,2008

Notary Public

MY COMMISSION EXPIRES: 12/06/2011
(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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

RT4909

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alma D. Garcia-Armendariz	**Southeast Financial**	162-03-0-377.00
(NAME) 4936 Algonquin Trail	**Federal Credit Union**	
(ADDRESS)	(ADDRESS) **444 James Robertson Pwky**	
Antioch TN 37013	**Nashville, TN 37219**	162-03-0-377.00
(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 2005-03, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

Alma D. Garcia-Armendariz, unmarried and Jose Daniel Sanchez, unmarried

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. 97 on the plan of Haywood Hills, Section 5 of record in Plat Book 4675, Page 143 and 144. Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Peggie E. Mitchell, unmarried by Warranty Deed from Vita Properties, dated October 15, 1996, recorded October 18, 1996, of record in Instrument No. 0237459, Register's Office, Davidson County, Tennessee. AND;

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders of CWABS 2005-03 by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated October 18, 2007, recorded November 5, 2007, of record in Instrument No. 20071105-0130420, 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 improved ☒ property, known as 4936 Algonquin Trail (House Number, (Street)) Antioch (City or Town) 37013 (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 Alma Garcia and Jose Daniel Sanchez, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders of CWABS 2005-03.,'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: 02/04/08 15:51 2 pgs
Fees:13.00 Taxes:391.83

20080204-0011742

IN WITNESS WHEREOF, the said Bank of New York as Trustee for the Certificateholders of CWABS 2005-03., has executed this deed this 27th day of November, 2007

Bank of New York as Trustee for the Certificateholders of CWABS 2005-03 by Countrywide Home Loans Inc. as Attorney in Fact

Sandra Colgrove

Sandra Colgrove, witness

By: Les Geurin

Les Geurin, 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 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 2005-03., 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 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 27th day of November, 2007

Leslie Johnson

Leslie Johnson Notary Public

My Commission expires:

LESLIE JOHNSON
My Commission Expires
March 2, 2010

RETURN TO:

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

RT4909