This document prepared by (and after recording return to):	
Name:	BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-7
Firm	c/o U. S. Land Title, LLC
Address:	4875 Olde Towne Parkway Suite 50 Marietta, GA 30068
Phone:	(770) 977-0933
Loan No.	201605
USLT No.	75008588
Other File No.	201605

Davidson County DEEDWARR
Recvd: 02/12/08 10:04 4 pgs
Fees:23.00 Taxes:307.10

20080212-0014015

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-7, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Michael S. Dennis Jr.**, (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73A ON THE PLAN OF HICKORY PARK VILLAS, SECTION THREE, ZONE LOT DIVISION, LOTS 49-56 AND 58-66, AS OF RECORD IN BOOK 6250, PAGE 812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID LOT.

Also known as 5439 HICKORY PARK DRIVE, ANTIOCH, TN 37013

Parcel ID #: 173040008

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 20070830 at Page 0104065 in the aforesaid County and State.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 27th day of December, 2007.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2004-7
BY: COUNTRYWIDE HOME LOANS, INC.

By: _____
DeAsia Barnes

Its: Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned authority, Walid M Mouneimne notary public of the State and County mentioned, personally appeared DeAnn Barnes who, upon oath, acknowledged him/herself to be Asst. Secretary of **COUNTRYWIDE HOME LOANS, INC.** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-7, the within named bargainor, and that he/she as such Asst. Secretary , being authorized to do so, executed the foregoing instrument in behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-7 as the Asst Secretary of **COUNTRYWIDE HOME LOANS, INC.** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-7 and declared that he/she in his/her capacity as Asst. Secretary of **COUNTRYWIDE HOME LOANS, INC.** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-7

WITNESS my hand and seal at office this 27th day of December, 2007.

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $83,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant Jerome Devadoss

Subscribed and sworn to me before me on the date written above.

WALID M MOUNEIMNE
My Commission Expires
September 21, 2011

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Tax ID No.: 1750A0068	
Transfer Tax: $	
Drafted by and return to after recording:	**Send new tax bills to:** NEW OWNER
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-7	Michael S. Dennis Jr.
File No: 75008588	
Client No.: 201605	
Other No: 201605	

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, teh actual consideration for this transfer is $83,000.00 which amount is equal or greater thatn the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

State of TN
County of Williamson

Subscribed and sworn to me before me on the 12th day of Jan, 2008

Notary Public

My commission expires:

