Davidson County DEEDWARR
Recvd: 02/26/08 11:40 2 pgs
Fees:13.00 Taxes:395.90
20080226-0018759

This instrument prepared by:
Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
NashvilleTN37214

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of February, 2008, by and between **Bank of New York as Trustee for the Certificateholders CWABS, Inc.**, a Texas corporation, party of the first part, and **Chandra M Williams**, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

TRACT 2: Being Lot NO. 2, Block P of Woodlawn Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which is of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Bank of New York as Trustee for the Certificateholders CWABS, Inc. by virtue of that certain Trustee's Deed Deed dated April 21, 2007, at Instrument No. 20070418-0046047, corrected in Instrument No. 20070615-0071670 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Amy C. Roberson, dated June 28, 2006, recorded at Instrument No. 20060629-0077884, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Rights or claims of parties in possession not shown by the public records.
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2008 Davidson County taxes, not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this commitment/policy.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 843, Page 82, in the Register's Office of Davidson County, Tennessee.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

NOTE: Notwithstanding any provision to the contrary herein, this Commitment shall cease and terminated one year after the effective date hereof.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Bank of New York as Trustee for the Certificateholders CWABS, Inc.

By: Janice Jones, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

On this 19th day of February, 2008 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Janice Jones, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Assistant Secretary of the within named bargainer, **Bank of New York as Trustee for the Certificateholders CWABS, Inc.**, and that he/she as such Assistant Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Assistant Secretary.

WITNESS my hand and official seal at office this 19th day of February, 2008.

Notary Public

My Commission Expires: 5-3-2011

VALINDA PICKENS
My Commission Expires
May 3, 2011

Property Owner & Address : **Chandra M Williams**
216 Duling Ave
Madison, TN 37115

Tax Parcel No.: **04309028900**

Property Address: **216 Duling Avenue**
Madison, TN37115

MAIL TAX BILLS TO: Franklin American Mtg. Co.
501 Corporate Centre Drive
Suite 400, Franklin, TN 37067

STATE OF TEXAS

COUNTY OF COLLIN

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **$107,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT – Cindy Ton

SUBSCRIBED AND SWORN TO before me this 19th day of February, 2008.

NOTARY PUBLIC

My Commission Expires: 5-3-2011

VALINDA PICKENS
My Commission Expires
May 3, 2011