SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,900.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March, 2008

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

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

RT6063

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Sigler	DONNA Sigler	071-08-0 181.00
(NAME)	(NAME)	
512 Norton Avenue	307 MANCHESTER AVE.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	NASHVILLE TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/01/08 13:52 2 pgs
Fees:13.00 Taxes:214.23
20080401-0032601

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, The Bank of New York, as Trustee for the Benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Donna Sigler, A Single person 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:

Land in Davidson County, Tennessee, being Lot No. 102 on the Map of Joywood Heights Subdivision, Section 1, of record in Book 1130, page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert S. Durham and wife, Patricia McAnally Durham by deed from William A. Luttrell, Sr. and wife, Elizabeth Abernathy Luttrell, dated May 11, 1955 and recorded in Book 2399, page 451, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Russell O'Brien by deed from Robert S. Durham and wife, Patricia McAnally Durham, dated January 8, 2007 and recorded January 19, 2007 in Instrument Number 20070119-0007857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York, as Trustee for the Benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1 by Successor Trustee's Deed from Everett L. Hixson, Jr., Successor Trustee, dated November 15, 2007, recorded simultaneously herewith, of record in Instrument No. 20080401-0032600, 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 512 Norton Avenue Nashville 37207
(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 Donna Sigler, and his/her/their assigns, forever.

Said The Bank of New York, as Trustee for the Benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1., 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 The Bank of New York, as Trustee for the Benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1., has executed this deed this 20th day of March, 2008

The Bank of New York, as Trustee for the Benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1 by Countrywide Home Loans Inc.,* as Attorney in Fact

*Servicing LP

By Tsedale Alemu, 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 Tsedale Alemu, Assistant Secretary, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans Inc.,* the Attorney in Fact of said The Bank of New York, as Trustee for the Benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1., the within named bargainor, and that he/she as such Assistant 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 20071105 0129854 of record in Register's Office for Davidson County, Tennessee.

*Servicing LP

Witness my hand and Notarial Seal this 20th day of March, 2008

Notary Public

My Commission expires: _____

PAULA JO MEYER
My Commission Expires
March 15, 2011

RETURN TO:

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

RT6063