Davidson County DEEDTRS
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Fees:23.00 Taxes:297.48
20080414-0037494

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO.20041022-0127169

Responsible Taxpayer and Property Owner:
Tax Parcel No. 025 0300 2100

Name: Bank of New York as Trustee for the Certificateholders of CWABS 04-AB2

Address:
7105 Corporate Drive
Plano, TX 75024

Common Description: 425 Moncrief Ave.
Goodlettsville, TN 37072
Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $80,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 9th day of April, 2008

Notary Public
My Commission Expires: 12/12/2011.

STEPHANIE SIENA NOTARY PUBLIC STATE OF COLORADO MY COMMISSION EXPIRES 12/12/2011

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under

that Deed of Trust executed by **Natasha Clem & Lucas Clem** dated **10/20/04** and recorded **10/22/04** at Inst. No. 20041022-0127169, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Full Spectrum Lending Inc.** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Tuesday, April 8, 2008 at 10:00 a.m. pursuant to the advertisement published in the **Davidson AM** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Bank of New York as Trustee for the Certificateholders of CWABS 04-AB2** became the highest and best bidder(s) at and for the sum of **$80,400.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Bank of New York as Trustee for the Certificateholders of CWABS 04-AB2,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded at Inst. No. **20041022-0127169**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 9th day of April, 2008.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Stephanie Siena, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 9th day of April, 2008.

Notary Public

My Commission Expires: 12/12/2011.



File No.: 2409594

EXHIBIT A

Being the easterly part of Lot No. 46 on the Revised Map of Moncrief Subdivision of the northerly part of the Allen Mathes Land, Goodlettsville, Tennessee, not of record, described according to a survey by Campbell Surveying, dated August 26, 1989, as follows:

BEGINNING on the westerly margin of Moncrief Avenue at the southeast corner of the property conveyed to Ralph S. Walters, et ux, by deed of record in Book 7054, page 103, Register's Office, Davidson County, Tennessee, being the corner of Lots Nos. 45 and 46; thence with the line between said two lots North 61 deg. West 398 feet; thence South 1 deg. East 126.4 feet to the line between Lots Nos. 46 and 47; thence with the line between said two lots South 61 deg. East 325 feet to the westerly margin of Moncrief Avenue; thence with said Avenue, North 24 deg. East 100 feet to the beginning.

Being the same property conveyed to Leslie Stanna Ray, an Unmarried Person and Steven Thomas Horton, an Unmarried Person, as joint tenants with right of survivorship by Warranty Deed dated March 28, 2002 from Denise C. Maddock Wyrick and Anthony R. Wyrick, wife and husband of record in Instrument No. 20020411-0044938, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Natasha Clem and Husband, Sean L. Clem by deed from Leslie Stanna Ray, an Unmarried Person and Steven Thomas Horton, an Unmarried Person, as joint tenants with right of survivorship of record in Record Book _____, page _____, Register's Office for said County.