Box 5

This document prepared by (and after recording return to):	
Name:	BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET-BACKED CERTIFICATES SERIES 2004-12
Firm Address:	c/o U. S. Land Title, LLC 4875 Olde Towne Parkway Suite 50 Marietta, GA 30068
Phone:	(770) 977-0933
Loan No.	84035156
USLT No.	85000987
Other File No.	84035156

Davidson County DEEDWARR
Recvd: 05/19/08 10:08 4 pgs
Fees:23.00 Taxes:321.90

20080519-0050927

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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 CERTIFICATEHOLDERS OF CWABS INC. ASSET-BACKED CERTIFICATES SERIES 2004-12, 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 **Sandra Elias,** (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:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by the Grantor by instrument recorded in INSTRUMENT NO. 20080129-0009039 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 05 day of May, 20 08

Power of Attorney of record as Instrument No. 20080512-0048729, in the Register's Office for Davidson County, Tennessee.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET-BACKED CERTIFICATES SERIES 2004-12
BY: COUNTRYWIDE HOME LOANS SERVICING LP

By: _____

Its: Eric Jordan, Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority,_____ notary public of the State and County mentioned, personally appeared Eric Jordan who, upon oath, acknowledged him/herself to be Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET-BACKED CERTIFICATES SERIES 2004-12, the within named bargainor, and that he/she as such Eric Jordan, being authorized to do so, executed the foregoing instrument in behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET-BACKED CERTIFICATES SERIES 2004-12 as the Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET-BACKED CERTIFICATES SERIES 2004-12 and declared that he/she in his/her capacity as Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET-BACKED CERTIFICATES SERIES 2004-12

WITNESS my hand and seal at office this 05 day of May, 20 08.

_____

CINDY TON
My Commission Expires
June 18, 2011

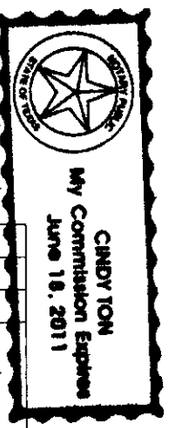
Notary Public, My commission expires:

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $87,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

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

NOTARY PUBLIC
MY COMMISSION EXPIRES:



Tax ID No.: 15009013500	
Transfer Tax: $	New Owner's Address and
Drafted by and return to after recording:	**Send new tax bills to:**
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET-BACKED CERTIFICATES SERIES 2004-12	Sandra Elias 5145 Sunsail Drive Antioch, TN 37013
,	,
File No: 85000987	
Client No.: 84035156	
Other No: 84035156	

EXHIBIT "A"

LAND DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF FOREST VIEW PARK,
SECTION FOUR, PHASE TWO OF RECORD IN PLAT BOOK 5200, PAGE 674, AND REGISTER'S OFFICE FOR
SAID COUNTY, TO WHICH REFERENCE IS MADE FOR MORE COMPLETE DESCRIPTION

Property address: 2961 OWENDALE DRIVE ANTIOCH, TN 37013

Parcel ID #: 15009013500