SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/08 10:02 2 pgs
Fees:13.00 Taxes:270.10
20080701-0067563

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 2008

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

RT6343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Hentsch	Countrywide Bank	075-11-0-205.00
(NAME)	(NAME)	
671 Mercer Drive	3011 Armory Drive	Loan No.
(ADDRESS)	(ADDRESS)	
	STE # 120	PH016208
Hermitage TN 37076	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-16, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Alfred Hentsch, AN UNMARRIED MAN

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:

Being Lot No. 82B of the Zone Lot Division of Lots Nos. 1, 2, 3, and 74 through 82 of the Meadows of Tulip Grove, Section 1, of record in Book 6250, Page 363, Amending Book 5200, Page 612, Register's Office for Davidson Country, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda D. Banks, as single woman, from Sharissa L. Helton, unmarried, by Deed on July 21, 2006, of record in Instrument Number 20060725-0089297, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-16 by Substitute Trustee's Deed from ReconTrust Company, as Substitute Trustee, dated March 14, 2008, recorded April 8, 2008, of record in Instrument No. 20080408-0035387, 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 671 Mercer Drive Hermitage 37076
(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 Alfred Hentsch, and his/her/their assigns, forever.

Said The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-16., 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 Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-16, has executed this deed this 17th day of June, 2008

The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-16 by Countrywide Home Loans Servicing LP, as Attorney in Fact

Sandra Colgrove

By Sandra Colgrove/ 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 Sandra Colgrove, 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 Servicing LP, the Attorney in Fact of said The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-16, 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 20080327-0030583 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this June 17, 2008

Notary Public

My Commission expires: _____

NOTARY PUBLIC STATE OF TEXAS

LES GEURIN
My Commission Expires
February 14, 2011

RETURN TO:

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

RT6343