Davidson County DEEDWARR
Recvd: 07/03/08 13:45 3 pgs
Fees:18.00 Taxes:444.00

20080703-0069089

This Instrument Prepared By:
The Bank of New York
121 Woodcrest Road
Cherry Hill, New Jersey 08053

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Sabino and Efigenia Barragan	Sabino and Efigenia Barragan	Map/Parcel: 150-06-0-
2885 Lera Jones Drive	2885 Lera Jones Drive	~~R6263-005~~ 049.00
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($120,000.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and s ufficiency of which is hereby acknowledged, **The Bank of New York as Trustee for Equity One Inc., Mortgage/Pass Through Certificate Series # 2005-1** has this day bargained and sold, and does hereby transfer and convey unto the said **Sabino Barragan and Efigenia Barragan, husband and wife, as tenants by the entirety**, Grantee herein, its successors and assigns, certain real estate in Gwinnett County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to The Bank of New York as Trustee for Equity One Inc., Mortgage/Pass through Certificate Series # 2005-1 by Deed from Elizabeth A. Cash, Substitute Trustee of record as Instrument No. 20071031-0128166, said Register's Office.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 2885 Lera Jones Drive, Antioch, Tennessee 37013
Improved ( )

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made by the grantor, and it cannot be held to warranty title generally against all persons. Grantor does further covenant and bind itself, and its successors and assigns to warranty and forever defend the title to the property to the said Grantee(s) against the lawful claims of the persons claiming by, through or under the grantor, but no further or otherwise. The Grantor covenant with the Grantee, his successors and assigns, that it is lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Gwinnett County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 7 day of April, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

_____, as Attorney in Fact for The Bank of New York as Trustee for Equity One Inc., Mortgage/Pass Through Certificate Series # 2005-1

By: _____
Corporate Officer
Printed Name & Title: Victor F. Parisi, VP Default Operations

ACKNOWLEDGMENT

STATE OF New Jersey)
COUNTY OF CAMDEN COUNTY) ss

Before me, Kimberly Nelson, a Notary Public of the State and County aforesaid, personally appeared Victor F. Parisi with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice Pres of Deutsche Mortgage **as Attorney in Fact for The Bank of New York as Trustee for Equity One Inc., Mortgage/Pass Through Certificate Series # 2005-1**, the within named bargainor, a corporation organized and operating under the laws of the State of Delaware, and that he/she as such Vice Pres executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as Vice Pres.

NOTARY STAMP/SEAL

WITNESS my hand and official seal, at office in Cherry Hill this 7 day of April, 2008.

KIMBERLY NELSON
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 6/7/2010

Kimberly Nelson
NOTARY PUBLIC
MY Commission Expires:

KIMBERLY NELSON NOTARY PUBLIC NEW JERSEY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this tra[illegible] $ 120,000.

Subscribed and sworn to before me this the 2nd day of [illegible], 2008.

(Affix Seal)

_____
Affiant

_____
Notary Public
My Commission Expires: 5/24/08

[illegible] 24, 2008

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 36 ON THE PLAN OF PERCY PRIEST MEADOWS, SECTION ONE, OF RECORD IN PLAT BOOK 4675, PAGE 110, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.