RETURN TO:
Real Estate Loan Services
1100 Kermit Drive, Suite 204
Nashville, TN 37217

**This document prepared by (~~and after recording return to~~):**

| | |
|---|---|
| Name: | BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2005-BC5 |
| Firm Address: | c/o U. S. Land Title, LLC<br>4875 Olde Towne Parkway<br>Suite 50<br>Marietta, GA 30068 |
| Phone: | (770) 977-0933 |
| Loan No. | 74287347 |
| USLT No. | 75001598 |
| Other File No. | 74287347 |

Davidson County DEEDWARR
Recvd: 08/04/08 10:53 4 pg
Fees:23.00 Taxes:296.00
20080804-0079834

**Above This Line Reserved For Official Use Only**

## 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 CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2005-BC5, 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 **WILLIAM B SIMMONS,** (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. 20071214-0144018 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 15 day of July, 2008

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2005-BC5**
**BY: COUNTRYWIDE HOME LOANS SERVICING LP**

By: Maria E Castillo

Its: Maria E Castillo Assistant Secretary

STATE OF TEXAS )
COUNTY OF COLLIN )

Before me, the undersigned authority, _____ notary public of the State and County mentioned, personally appeared Maria E Castillo who, upon oath, acknowledged him/herself to be Asst. Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2005-BC5, the within named bargainor, and that he/she as such Asst. Secretary, being authorized to do so, executed the foregoing instrument in behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2005-BC5 as the Asst. Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2005-BC5 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 CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2005-BC5

WITNESS my hand and seal at office this 15 day of July, 2008.

Janice Jones

JANICE M JONES
My Commission Expires
May 9, 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 $80,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Sandra Colyear

Affiant

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

JANICE M JONES
My Commission Expires
May 9, 2011

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

| | |
|---|---|
| Tax ID No.: 052 01 0 072 | |
| Transfer Tax: $ 80,000.00 | New Owner |
| **Drafted by and return to after recording:** | **Send new tax bills to:** |
| BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2005-BC5 | WILLIAM B SIMMONS<br>132 Harrington Arc<br>Madison, TN 37115 |
| | |
| , | , |
| File No: 75001598 | |
| Client No.: 74287347 | |
| Other No: 74287347 | |

POA of record in Davidson County, Tn Instrument# 20080611-0059924.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 31, MADISON REALTY COMPANY'S SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 164, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

PROPERTY COMMONLY KNOWN AS: 132 HARRINGTON AVENUE, MADISON, TENNESSEE 37115

**Parcel ID #: 052 01 0 072**