RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Matthew Bush and Rhonda Bush

GRANTEE(s)
Bank of New York as trustee for the Certificate Holders, Cwabs, Inc. Asset-Backed Certificates, Series 2004-7

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 08/18/08 14:35 2 pgs
Fees:13.00 Taxes:407.28
20080818-0084742

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 9, 2004 and recorded July 14, 2004, as Instrument No. 20040714-0083921 in the Register's Office of Davidson County, Tennessee, Matthew Bush and Rhonda Bush conveyed to Dixie with Arnold M. Weiss, Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for America's Wholesale Lender and America's Wholesale Lender's successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **SHELLIE WALLACE** as Successor Trustee and **SHELLIE WALLACE** as Co-Trustee by instrument of record recorded on August 4, 2008 at Instrument No. 20080804-0079742 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on August 6, 2008 at the SOMMET CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Bank of New York as trustee for the Certificate Holders, Cwabs, Inc. Asset-Backed Certificates, Series 2004-7, at and for the sum of $110,075.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Bank of New York as trustee for the Certificate Holders, Cwabs, Inc. Asset-Backed Certificates, Series 2004-7 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Bank of New York as trustee for the Certificate Holders, Cwabs, Inc. Asset-Backed Certificates, Series 2004-7, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Twin Lawn Subdivision, as of record in Book 2231, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lot No. 127 fronts 70 feet on the easterly side of Colfax Drive and extends back between lines 156.9 feet on the northerly side and 170.6 feet on the southerly side to a deed line in the rear on which measures 100 feet. Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in Instrument # 20040714-0083920, Register's Office for said County.

Commonly known as: 819 Colfax Drive, Nashville, Tennessee 37214.

Tax Parcel No.: 096140040.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Bank of New York as trustee

for the Certificate Holders, Cwabs, Inc. Asset-Backed Certificates, Series 2004-7, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 7th day of August, 2008.

Shellie Wallace, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 7th day of August, 2008.

Melissa D. Roresko
Notary Public

My Commission Expires: [illegible]

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,075.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 7th day of August 2008.

Melissa D. Roresko
Notary Public

My Commission Expires: [illegible]

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of New York as trustee for the Certificate Holders, Cwabs, Inc. Asset-Backed Certificates, Series 2004-7
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024