RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jacqueline Sherrell a/k/a Jacqueline Yvonne Sherrell

GRANTEE(s)
Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-16

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 DEEDIRS
Recvd: 09/08/08 08:40 2 pgs
Fees:13.00 Taxes:293.27
20080908-0091414

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 18, 2005 and recorded October 24, 2005, as Instrument No. 20051024-0128074 in the Register's Office of Davidson County, Tennessee, Jacqueline Sherrell a/k/a Jacqueline Yvonne Sherrell conveyed to William D. Castleman, Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as Nominee for Countrywide Home Loans, Inc. and Countrywide Home Loans Inc.'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 **GREG IVESTER** as Co-Trustee by instrument of record recorded on August 20, 2008 as Instrument No. 20080820-0085414 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 27, 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 2005-16, at and for the sum of $79,262.50, 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 2005-16 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 2005-16, 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 UNIT NO. 812, PHASE 4, BUILDING 8, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY FOURTH AMENDMENT TO THE MASTER DEED OF CHURCHILL CROSSING CONDOMINIUMS OF RECORD IN BOOK 10996, PAGE 199, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. Being the same property conveyed to Jacqueline Sherrell, unmarried, by deed from William D. Castleman, Trustee with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiaries, of record in Instrument No. 20051024-0128073, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 812 Churchill Crossing, Madison, Tennessee 37115.
>
> Tax Parcel No.: 034030 B 812

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 2005-16, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 28 day of Aug, 2008

Greg Ivester, 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, Greg Ivester, 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 28 day of Aug, 2008.

Lena M. Drennan
Notary Public

My Commission Expires:

LENA M. DRENNAN
NOTARY PUBLIC
SALINE COUNTY, ARKANSAS
COMM. EXP. 08/10/11

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 $79,262.50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Greg Ivester
Co-Trustee

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Greg Ivester, 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 LittleRock this 28 day of Aug, 2008.

LENA M. DRENNAN
NOTARY PUBLIC
SALINE COUNTY, ARKANSAS
COMM. EXP. 08/10/11

Lena M. Drennan
Notary Public

My Commission Expires:

LENA M. DRENNAN
NOTARY PUBLIC
SALINE COUNTY, ARKANSAS
COMM. EXP. 08/10/11

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 2005-16
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

LENA M. DRENNAN
NOTARY PUBLIC
SALINE COUNTY, ARKANSAS
COMM. EXP. 08/10/11