# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/23/08 10:48 2 pgs
Fees:13.00 Taxes:525.03

20080923-0096766

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Sept 2008

Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ELAINE EVERSMEYER

**THIS INSTRUMENT WAS PREPARED BY**
Resource Title Agency
3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

RT7267

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jewell Horton | SAME AS NEW OWNER | 018-03-0-036.00/ |
| (NAME) | (NAME) | |
| 321 Isaac Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville TN 37072 | | |
| (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, Bank of New York as Trustee for the Certificate Holders of CWABS 2004-S&D3, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jewell Horton, SINGLE

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:

***A certain tract or parcel of land located in Davidson County, Tennessee described as follows:***

***Being Lot No. 74 on the Plan of Connell Estates, Section 3, as of record in Plat Book 3600, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal descritpion thereof.***

***Being the same property conveyed to Ruby Annette Drew, by Warranty Deed from Gary B. Hunter and wife, Sandra Hunter, dated October 11, 2001, recorded October 22, 2001, of record in Instrument Number 20011022-0114810, Register's Office for Davidson County, Tennessee.***

***Being the same property conveyed to Bank of New York as Trustee for the Certificate Holders of CWABS 2004-S&D3 by Substitute Trustee's Deed from Recontrust Company, as Substitute Trustee, dated August 11, 2008 and recorded August 15, 2008 in Instrument Number 20080815-0083936, Register's Office for 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 321 Isaac Drive Goodlettsville 37072
(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 Jewell Horton, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificate Holders of CWABS 2004-S&D3., 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 Bank of New York as Trustee for the Certificate Holders of CWABS 2004-S&D3., has executed this deed this 10th day of September, 2008

Bank of New York as Trustee for the Certificate Holders of CWABS 2004-S&D3 by Countrywide Home Loans Servicing, LP, Attorney in Fact

By Melissa Listhrop Assistant Secretary

Countrywide C.R., Inc. Corporate Seal Jan. 27, 1994 Nevada

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Melissa Listhrop, 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 Bank of New York as Trustee for the Certificate Holders of CWABS 2004-S&D3., 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 20080611-0059924 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 10th day of September, 2008

Notary Public

My Commission expires: _____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

**RETURN TO:**

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

**RT7267**