Davidson County DEEDWARR
Recvd: 09/30/08 13:54 3 pg
Fees:18.00 Taxes:268.66
20080930-0099222

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
DAVID DRUMMOND 2001 HIDDEN RIDGE COURT MT. JULIET, TN 37122	DAVID DRUMMOND 2001 HIDDEN RIDGE COURT MT. JULIET, TN 37122

FOR AND IN CONSIDERATION OF THE SUM OF Seventy-Two Thousand Six Hundred and 00/100 Dollars ($72,600.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE BANK OF NEW YORK AS TRUSTEE FOR EQUITY ONE INC. MORTGAGE/PASS THROUGH CERTIFICATE SERIES #2005-B (herein, "Grantor"), whose address is 121 Woodcrest Road, Cherry Hill, NJ 08003, hereby sells, transfers and conveys to DAVID DRUMMOND, a married man (herein, "Grantee"), whose address is 2001 Hidden Ridge Court, Mt. Juliet, TN 37122, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 12 day of September, 2008.

GRANTOR:

Equity One Inc. as Attorney-in-Fact for The Bank of New York as Trustee for Equity One Inc. Mortgage/pass through certificate series #2005-B

By: _____

Printed Name: Victor F. Parisi, VP

Title: Default Operations

PIN NO: 05303005000

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF NEW JERSEY
COUNTY OF CAMDEN COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Victor F Parisi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Vice President of Equity One Inc as Attorney-in-Fact for The Bank of New York as Trustee for Equity One Inc. Mortgage/pass through certificate series #2005-B, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 12 day of September, 2008.

[Affix Notary Seal]

ANDREA M. SMURLO NOTARY PUBLIC STATE OF NEW JERSEY

Andrea M Smurlo
SIGNATURE OF NOTARY PUBLIC
My commission expires:
ANDREA M. SMURLO
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 4/8/2013

OATH OF CONSIDERATION

STATE OF PA
COUNTY OF WASHINGTON

The actual consideration or value, whichever is greater, for this transfer is $ 72,610 -.

AFFIANT

Affiant signature

Subscribed and sworn to under oath before me, this 24 day of September, 2008.

[Affix Notary Seal]

NOTARIAL SEAL
ERNEST G LOVELACE
Notary Public
CECIL TWP, WASHINGTON COUNTY
My Commission Expires Jul 12, 2009

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-12-2009

EXHIBIT A

[Legal Description]

The land referred to in this commitment is described as follows:

Being Lot No. 96 of Section "B" on the Plan of E.I. Du pont De Nemours and Company's Subdivision, as of record In Book 1424, page 67, Register's Office for said County. Said Lot No. 96 fronts 54 feet on the Westerly side of Clarke Street and extends back between parallel lines 88.6 feet to a dead line. The above property is conveyed subject to an right of way easements recorded in Book 626, Page 556;; Book 2662, Page 743; to utility easement in Book 1424, Page 67; to the covenants, conditions and/or restrictions as described in Book 5223, Page 117 of the Davidson County, Tennessee Land Records.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20080808-0081757 on August 8, 2008.

PIN NO: 05303005000

STREET ADDRESS:

1202 Clarke Street, Old Hickory, TN 37138