Davidson County DEEDWARR
Recvd: 10/27/08 13:40 4 pg:
Fees:23.00 Taxes:416.25
20081027-0107130

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

Name: BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES,SERIES 2004-7
Firm: c/o U. S. Land Title, LLC
Address: 1900 The Exchange Building 500 Atlanta, GA 30339
Phone: (770) 977-0933
Loan No. 277295
USLT No. 85008021
Other File No. 277295

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

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## 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 CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES,SERIES 2004-7, 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 **NATALIE M CHAPPELL*and JAMES P CHAPPELL,**** (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:

*unmarried **married

**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. 20080806-0080966 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 10th day of October, 2008.

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES,SERIES 2004-7**
**BY: COUNTRYWIDE HOME LOANS SERVICING LP**

By: _____
Sherri Henry, assistant secretary of Countrywide
Its: Home Loans, Servicing LP, as attorney in fact

STATE OF AZ )
COUNTY OF Maricopa )

Before me, the undersigned authority, ALthea A Wright notary public of the State and County mentioned, personally appeared Sherri Henry who, upon oath, acknowledged him/herself to be assistant secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES,SERIES 2004-7, the within named bargainor, and that he/she as such assistant secretary, being authorized to do so, executed the foregoing instrument in behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES,SERIES 2004-7 as the assistant secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES,SERIES 2004-7 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 CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES,SERIES 2004-7

WITNESS my hand and seal at office this 10th day of October, 2008.

Althea A. Wright
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
June 16, 2009

Notary Public, My commission expires: June 16, 2009

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $112,500.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant Erica L Williams, closing officer

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

NOTARY PUBLIC Althea A Wright
MY COMMISSION EXPIRES: June 16, 2009

| | |
|---|---|
| Tax ID No.: 161110E00700C0 | |
| Transfer Tax: $ 112,500.00 | |
| **Drafted by and return to after recording:** | **Send new tax bills to:** New Owner |
| BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES,SERIES 2004-7 | NATALIE M CHAPPELL and JAMES P CHAPPELL |
| | 5248 Village Way |
| , | , Nashville, TN 37211 |
| File No: 85008021 | |
| Client No.: 277295 | |
| Other No: 277295 | |

Althea A. Wright
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
June 16, 2009

EXHIBIT "A"

BEING LOT NO. 20 ON THE PLAN OF VILLAGES OF BRENTWOOD, PHASE VIII, SECTION II, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 6200, PAGE 769, AND AS AMENDED IN BOOK 7900, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 5248 VILLAGE WAY, NASHVILLE, TN 37211

**Parcel ID #: 161110E00700C0**