Davidson County DEEDWARR
Recvd: 12/09/08 10:11 4 pgs
Fees:23.00 Taxes:329.30
20081209-0118717

RETURN TO:
Real Estate Loan Services
1100 Kermit Drive, Suite 204
Nashville, TN 37217

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

Name:	BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-02
Firm	c/o U. S. Land Title, LLC
Address:	1900 The Exchange Building 500 Atlanta, GA 30339
Phone:	(770) 977-0933
Loan No.	296904
USLT No.	85008601

Other File No. 296904

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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 OF CWABS 2004-02, 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 **WILLIE J THOMAS,** (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:

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. 20080812-0082825 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 23rd day of October, 20 08.

Countrywide Home Loans Servicing LP
Texas Corporate Seal
Organized Feb. 26, 2008

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-02
BY: COUNTRYWIDE HOME LOANS SERVICING LP

By: _____
Sherri Henry
Its: Assistant Secretary

STATE OF Arizona)
COUNTY OF Maricopa)

Before me, the undersigned authority, Shanda Kreuzer notary public of the State and County mentioned, personally appeared Sherri Henry who, upon oath, acknowledged him/herself to be Assistant Secretray of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-02, the within named bargainor, and that he/she as such Attorney in Fact, being authorized to do so, executed the foregoing instrument in behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-02 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 OF CWABS 2004-02 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 OF CWABS 2004-02

WITNESS my hand and seal at office this 23rd day of October, 20 08.

_____
Notary Public, My commission expires: 4/17/2012

SHANDA KREUZER
Notary Public - Arizona
Pinal County
My Comm. Expires Apr 17, 2012

POA of record in Davidson County, TN Inst # 342242.

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $89,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Willie J. Thomas

Affiant

Subscribed and sworn to me before me on the date written above. October 30, 2008.

NOTARY PUBLIC

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/17/2012

Tax ID No.: 03414003000	
Transfer Tax: $ 89,000.00	
Drafted by and return to after recording:	**Send new tax bills to:**
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-02	WILLIE J THOMAS 213 Engel Avenue Goodlettsville, TN 37072
,	,
File No: 85008601	
Client No.: 296904	
Other No: 296904	

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

SHANDA KREUZER
Notary Public - Arizona
Pinal County
My Comm. Expires Apr 17, 2012

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78 ON THE PLAN OF STANLEY HEIGHTS, OF RECORD IN PLAT BOOK 3300, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, SAID LOT NO. 78 FRONTS 60.0 FEET ON THE EASTERLY MARGIN OF GLOBE PLACE AND EXTENDS BACK 84.5 FEET ON THE NORTHERLY LINE AND 144.9 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 85.2 FEET THEREON.

PROPERTY COMMONLY KNOWN AS: 1404 GLOBE PLACE, MADISON, TN 37115

Parcel ID #: 03414003000