SPECIAL WARRANTY DEED

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 2009

Notary Public

MY COMMISSION EXPIRES: 9-3-2012

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/20/09 10:11 2 pgs
Fees:13.00 Taxes:221.63

20090120-0004544

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

RT4466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Williams and Shirley Williams	Nathaniel & Shirley Williams	081-16-0-204.00 /
(NAME)	(NAME)	
921 Monroe St	92 Wisdom Street	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Bethel Springs, TN. 38315	
(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 Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-25, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Nathaniel Williams and Shirley Williams, Husband and Wife

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:

Being Lot No. 73 on the Map of McGavock, Wetmore and others, FIrst Addition to Nashville of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Bennie C. Nicholson by Warranty Deed from Darcus E. Williams dated December 12, 2006 and recorded on December 15, 2006 in Instrument No. 20061215-0154584, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-25 by Trustee's Deed from Billy Glass Co-Trustee dated August 8, 2007 and recorded on August 13, 2007 in Instrument No. 20070813-0096801, said Register's Office.

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 ☒ property, known as 921 Monroe St Nashville 37208
improved

(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 Nathaniel Williams and Shirley Williams, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-25., 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 Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-25, has executed this deed this 2nd day of January, 2009

Bank of New York as Trustee for the Certificateholders
CWABS, Inc. Asset-Backed Certificates, Series 2006-25 by
Countrywide Home Loans Servicing, LP, Attorney in fact

By Tsedale Alemu, Assistant Secretary

JEANETTA JACKSON

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Tsedale Alemu, Assistant Secretary, 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 Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-25, 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 ~~20081215-0110845~~ *20080611-0059924* Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 2nd day of January, 2009

Notary Public

My Commission expires:

VIJOSA DEVOLLI
My Commission Expires
June 11, 2012

RETURN TO:

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

RT4466