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 $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 2009

Notary Public

MY COMMISSION EXPIRES 9-3-2012
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/03/09 10:50 2 pgs
Fees:13.00 Taxes:292.30

20090203-0009091

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

RT8835

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Bryant (NAME)	Gary Bryant (NAME)	108-16-0 247.00 /
310 Woodlark Court (ADDRESS)	481 John Wright Rd (ADDRESS)	
Nashville (CITY) TN (STATE) 37214 (ZIP)	Mt Juliet (CITY) TN (STATE) 37122 (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 2006-24, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Gary Bryant, Married

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:

Land in Davidson County, Tennessee, being Lot No. 103A of the zone lot division of Lots 98 thru 104, Percy Priest Woods, Section 4, as of record in Plat Book 6250, page 356, amended in Book 6250, page 757, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-24 by Trustee's Deed from Greg Ivester, Co-Trustee, dated October 15, 2008 and recorded October 22, 2008 in Instrument Number 20081022-0105687, 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 310 Woodlark Court (House Number, (Street)) Nashville (City or Town) 37214 (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 Gary Bryant, and his/her/their assigns, forever

Said Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-24, 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 2006-24, has executed this deed this 26th day of January, 2009

Bank of New York as Trustee for the Certificateholders
CWABS, Inc. Asset-Backed Certificates, Series 2006-24 by
Countrywide Home Loans Servicing, L.P., Attorney in Fact

By Maria Castillo, Assistant Secretary

Lizeth Garcia, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Maria Castillo, Asst 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, L.P. the Attorney in Fact of said Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-24, 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 26th day of January, 2009

Notary Public

My Commission expires

IRMA GRAY
Notary Public,
State of Texas
Comm. Exp. 02-16-12

RETURN TO:

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

RT8835