Davidson County DEEDWARR
Recvd: 02/11/09 13:00 4 pgs
Fees:23.00 Taxes:72.15

20090211-0011933

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-081100934S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Eric Buchanan	SEND TAX BILL TO: Eric Buchanan	MAP/PARCEL NUMBERS: 08103014900
(Name) 104 Forest Oaks Dr.	(Name) Same As New Owner	
(Address) Goodlettsville, TN 37072	(Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset Backed Certificates, Series 2002-02, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Eric Buchanan, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1102 Kellow Street, Nashville, TN, 37208, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 1/7/09, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset Backed Certificates, Series 2002-02

BY: M. Kelly Michie

NAME: M. KELLY MICHIE,

ITS: 1ST VICE PRESIDENT

State of TEXAS
County of COLLIN

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared M. KELLY MICHIE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the 1ST VICE PRESIDENT (Title of person signing) of Countrywide Home Loans Servicing, L.P. (Name of Company), a L.P., the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said _____ for the purposes therein contained.

Witness my hand and official seal, at office in PLANO, TEXAS, this JAN 07 2009.

JORGE VARGAS
My Commission Expires
May 5, 2010

Jorge Vargas.

Notary Public

My Commission Expires: MAY 05 2010

State of _____
County of _____

The actual consideration or value, whichever is greater, for this transfer is $19,500.00

Affiant

Subscribed and sworn to before me this 1/15/09.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RE: 1102 Kellow Street, Nashville, TN 37208

EXHIBIT "A"

Being the westerly 35 feet and the easterly 85 feet of Lot No.s 47 and 48 on the Plan of Owen's Plan of Buena Vista, as of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 47 and 48 front 35 feet on the northerly margin of Kellow Street and extend back northwardly 100 feet to a dead line.

Being the same property conveyed to The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset Backed Certificates, Series 2002-02 by Trustee's Deed dated 6/2/08, and recorded 6/9/08, instrument no. 20080609-0058640, in the Register's Office of Davidson County, Tennessee.

RE: 1102 Kellow Street, Nashville, TN 37208

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1102 Kellow Street, Nashville, TN 37208