SPECIAL WARRANTY DEED

BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant Nikki Johnson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF February 2009

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

LES GEURIN
My Commission Expires
February 14, 2011

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

RT8386

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yetta Lee	COUNTRYWIDE	176-01-0080.00/
(NAME)	(NAME)	
4812 Peppertree Drive	P.O. Box 10423	
(ADDRESS)	(ADDRESS)	
	VAN NUYS CA 91410	
Antioch TN 37013		
(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 Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-8, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Yetta Lee,

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. 163 on the plan of Peppertree Subdivision, Section 16, of record in Plat Book 8250, page 195, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-8 by Trustee's Deed from Greg Ivester, Co-Trustee, dated September 18, 2008 and recorded September 23, 2008 in Instrument Number 20080923-0096897, 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 improved ☒ property, known as 4812 Peppertree Drive Antioch 37013
(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 Yetta Lee, and his/her/their assigns, forever.

Said Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-8, 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.

BILL GARRETT, Davidson County
Trans:T20090019567 DEEDWARR
Recvd: 03/24/09 16:23 2 pgs
Fees:13.00 Taxes:336.70
20090324-0026672

IN WITNESS WHEREOF, the said Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-8, has executed this deed this 19th day of February, 2009

Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-8 by Countrywide Home Loans Servicing, LP, Attorney in Fact

By Melissa Listhrop Asst Secretary

Angelina Archivald

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Melissa Listhrop, 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 Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-8, 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 19th day of February, 2009

Notary Public

My Commission expires: _____

NOTARY PUBLIC STATE OF TEXAS

LES GEURIN
My Commission Expires
February 14, 2011

~~RETURN TO:~~

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

RT8386