RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Countrywide Home Loans

GRANTEE(s)
Bank of New York as Successor in Interest
To J.P. Morgan Chase Bank, N.A.
As Trustee for CWABS 2004-J

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20090020087 DEEDQC
Recvd: 03/26/09 14:37 2 pgs
Fees:12.00 Taxes:0.00
20090326-0027419

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That Countrywide Home Loans ("Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by Bank of New York as Successor in Interest to J.P. Morgan Chase Bank, N.A. as trustee for CWABS 2004-J("Grantee"), the receipt of which is hereby acknowledged, does hereby transfer and quitclaim unto the said Grantee, and unto Grantee's successors and assigns forever, all of Grantor's right, title, interest, and claim in and to the following-described lands, situated in Davidson County, Tennessee, to wit:

A certain tract of parcel of land in Davidson County, Tennessee, described as follows, to-wit: LAND is Davidson County, Tennessee being more particularly described as being Lots 18 and 19 Block AA on the Map of Fairview Subdivision, as of record in Book 1130, Page 54, said Register's Office Said Lots 18 and 19 front together 200 feet on the easterly side of Meadow Road and run back between parallel lines 175 feet to a line in the rear, measuring 200 feet thereon. Being the same property conveyed to Grantor herein by deed of even date being recorded simultaneously herewith in Instrument No. 200108310094743 Register's Office for said County. Being the same property conveyed to Uchendi D. Nwani by virtue of a Warranty Deed dated June 23, 2004, of record as Instrument No. 20040802-0092054, Register's Office for Davidson County, Tennessee.

More commonly known as: 3904 Meadow Road, Nashville, Tennessee 37218. Being the same property conveyed to Grantor(s) herein by Trustee's Deed recorded in the Register's Office of Davidson County, Tennessee.

Tax Parcel No.: 69-4-67.00

This being the same property conveyed to Countrywide Home Loans by Trustee's Deed filed on August 18, 2008 in the Davidson County Register of deeds as Inst. No. 20080818-0084302.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand and seal this _____ day of MAR 18 2009.

Countrywide Home Loans

By: _____
KERI SELMAN, ASSISTANT VICE PRESIDENT

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, KERI SELMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained, and who further acknowledged that [s]he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker) to execute this instrument on behalf of the maker.

Witness my hand and seal this _____ day of MAR 18 2009.

Notary Public

My Commission Expires: NOV 17 2009

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer is $0.00.

Countrywide Home Loans

KERI SELMAN, ASSISTANT VICE PRESIDENT

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, KERI SELMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the foregoing Form For Oath for the purposes therein contained, and who further acknowledged that [s]he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker) to execute said Form For Oath on behalf of the maker.

Witness my hand and seal this _____ day of MAR 18 2009.

Notary Public

My Commission Expires: NOV 17 2009

Grantee Address and Party Responsible For Payment of Taxes:

Bank of New York as Successor in Interest
To J.P. Morgan Chase Bank, N.A.
As Trustee for CWABS 2004-J
7105 Corporate Drive
Mail Stop PTX –35B
Plano, TX 75024

MELISSA FLANAGAN
My Commission Expires
November 17, 2009