SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090022181 DEEDWARR
Recvd: 04/03/09 10:21 2 pgs
Fees:13.00 Taxes:328.93
20090403-0030239

STATE OF ~~TENNESSEE~~ TX
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88.900.00

Affiant Cindy Tan

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LIZETH GARCIA
My Commission Expires
July 15, 2012

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle D. Peppard	SAME AS Owner	096-14-0-040.00
(NAME)	(NAME)	
819 Colfax Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-7**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MICHELLE D. PEPPARD**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 127 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, Page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Said Lot No. 127 fronts 70 feet on the easterly side of Colfax Drive and extends back between lines 156.9 feet on the northerly side and 170.6 feet on the southerly side to a dead line in the rear on which measures 100 feet.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20080818-0084742, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) All matters appearing on the plan of record in Book 2331, Page 9, in the Register's Office for Davidson County, Tennessee; (c) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604.

This is improved / unimproved property, known as 819 Colfax Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of March, 2009.

THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-7

BY: COUNTRYWIDE HOME LOANS Servicing LP

BY: Bobbi Laughlin

IT'S: Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Bobbi Laughlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP, which is the attorney in fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-7, the within named bargainor, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-7 as the Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP which is the attorney in fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-7 and declared that he or she as such Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP executed this instrument as the free act and deed of THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-7.

WITNESS my hand and official seal this 17 day of March, 2009.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
LIZETH GARCIA
My Commission Expires
July 15, 2012