Box 10-B

DM

**SPECIAL WARRANTY DEED**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF April 2009

Notary Public

MY COMMISSION EXPIRES: 8/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT6326

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Meilien S Chen | Meilien Chen | 103-01-0 134.00/ |
| (NAME) ~~1012 Villa Place~~ | (NAME) 6108 Stillmeadow Drive | |
| (ADDRESS) 6108 Stillmeadow Dr | (ADDRESS) Nashville, TN 37211 | |
| Nashville TN ~~37212~~ 37211 (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 Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2002-BC1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Meilien S Chen,

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:

***Real estate located in Davidson County, Tennessee, described as follows:***

***Being Lot No. 40 on the plan of B.F. Shields Heirs Tract in the 10th District of record in Book 57, Page 31, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.***

***Being the same property conveyed to Lorna Campbell by Warranty Deed from Frederick C. Jones and wife, Iantha V. Jones dated August 3, 1994 and recorded August 10, 1994 in Book 9433, Page 438, and re-recorded August 26, 1994 in Book 9447, Page 677, Register's Office for Davidson County, Tennessee, AND;***

***Being the same property conveyed to Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2002-BC1 by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated November 27, 2007 and recorded January 2, 2008 in Instrument Number 20080102-0000338, 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 1012 Villa Place Nashville 37212
(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 Meilien S Chen, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2002-BC1, 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: T20090025998 DEEDWARR
Recvd: 04/20/09 15:30 2 pgs
Fees: 13.00 Taxes: 536.50

20090420-0035739

IN WITNESS WHEREOF, the said Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2002-BC1, has executed this deed this 8th day of April, 2009

Bank of New York as Trustee for the Certificateholders
CWABS, Inc., Asset-Backed Certificates, Series 2002-BC1

By MICALL BACHMAN, 1ST VICE PRESIDENT

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared MICALL BACHMAN, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the 1st VICE PRESIDENT 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 2002-BC1, the within named bargainor, and that he/she as such 1st VICE PRESIDENT, 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 20080611-0035924 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 8th day of April, 2009

Notary Public

My Commission expires: MAY 05 2010

JORGE VARGAS
My Commission Expires
May 5, 2010

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

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