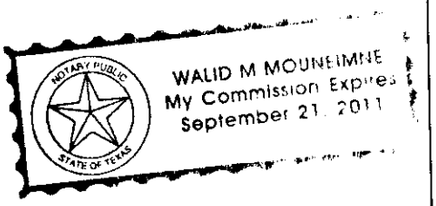
SPECIAL WARRANTY DEED



STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant Rocio Iniguez

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
PETER DEVERSA	Peter Deversa (NAME)	034-03-0-B 611.00CO
(NAME) 812 CHURCHILL CROSSING	812 Churchill Crossing (ADDRESS)	
(ADDRESS) MADISON, TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090033460 DEEDWARR
Recvd: 05/20/09 15:53 2 pgs
Fees:13.00 Taxes:255.30
20090520-0046575

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, **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWAB, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **PETER DEVERSA**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 812, Phase 4, Building 8, a Horizontal Property Regime Established by Fourth Amendment to the Master Deed of Churchill Crossing Condominiums of record in Book 10996, Page 199, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Grantor by Trustee's Deed of record in Instrument No. 20080908-0091414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) Master Deed of record in Book 7792, Page 915, said Register's Office and as amended in Book 7804; Page 616; Book 7845, Page 540; Book 10635, Page 110; Book 10996, Page 199 and Instrument No. 20050829-0103075, said Register's Office; (c) By-Laws of record in Book 7792, Page 938 said Register's Office; (d) Boundary Plat of record in Book 7900, Page 25 and HOA Charter of record in Book 7788, Page 924, in the Register's Office for Davidson County, Tennessee; (e) all restrictions, 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.

unimproved
This is improved property, known as 812 CHURCHILL CROSSING, MADISON, TN 37115
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 8th day of April, 2009.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWAB, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16

BY: COUNTRYWIDE HOME LOANS Servicing LP

BY: _____ _____

IT'S: Rocio Iniguez, Asst. Secretary Melissa Listhrop, Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Rocio Iniguez, 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 Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP, which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWAB, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16, the within named bargainor, and that he or she as such Asst. Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWAB, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16as the Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWAB, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16and declared that he or she as such Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP executed this instrument as the free act and deed of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWAB, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16

WITNESS my hand and official seal this 8th day of April, 2009.

_____
Notary Public

My Commission Expires: _____

WALID M MOUNEIMNE
My Commission Expires
September 21, 2011

T.A.1.