SPECIAL WARRANTY DEED

STATE OF TEXAS
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant Les Geurin, Asst. Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2009.

JUDITH L CASEY
My Commission Expires
January 23, 2013

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
Sobhy Awadalla and Mary Gabre	Same	
(NAME)	(NAME)	150-16-0-B 008.00
5732 Trulong Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDER CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SOBHY AWADALLA AND MARY GABRE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, said parcel being a portion of the same property conveyed to L. D. Lawrence of record in Deed Book 3162, page 511, Register's Office for Davidson county, Tennessee, and being more particularly described as follows:

Beginning at a point situated in the southerly margin of Mt. View Road, said point being 1890.0 feet, more or less, northeast of the intersection of Hamilton Church Road and Mt. View Road; thence, along a curve to the left with a central angle of 10 deg. 40' 31" a length of 493.22 and a chord bearing of north 55 deg. 48' 55" east a distance of 492.51 feet to an iron pin; thence, north 50 deg. 26' 40" east a distance of 262.25 feet to an iron pin; thence, along a curve to the left with a central angle of 1 deg. 27' 05" a length of 277.61 feet, and a chord bearing of north 51 deg. 10' 12" east a distance of 277.60 feet to an iron pin; thence, south 39 deg. 35' 24" east a distance of 289.29 feet to an iron pin; thence, north 58 deg. 49' 38" east a distance of 219.96 feet to an iron pin; thence, south 87 deg. 02' 11" east a distance of 196.71 feet to an iron pin; thence, south 3 deg. 31' 05" west a distance of 385.19 feet to an iron pin; thence, south 1 deg. 52' 28" west a distance of 272.97 feet to an iron pin; thence, north 86 deg. 52' 01" west a distance of 161.64 feet to an iron pin; thence, north 87 deg. 21' 10" west a distance of 607.66 feet to an iron pin; thence, north 86 deg. 44' 27" west a distance of 182.53 feet to an iron pin; thence, north 69 deg. 04' 34" west a distance of 145.90 feet to an iron pin; thence, north 86 deg. 27' 58" west a distance of 174.65 feet to an iron pin; thence, south 89 deg. 00' 20" west a distance of 92.62 feet to an iron pin; thence, north 00 deg. 45' 14" east a distance of 99.73 feet to the point of beginning and containing 15.67 acres, more or less.

Being the same property conveyed to Grantor by Trustee's Deed of record in Instrument #20081022-0105721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) Easements of record in Instrument #20051214-0150190 and Instrument #20040317-0030287, said Register's Office; (c) Conveyance of common areas of record in Instrument #20040827-0103988, said Register's Office; (d) Charter of record in Instrument #20040818-0100033, said Register's Office; and (e) 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.

BILL GARRETT, Davidson County
Trans:T20090038703 DEEDWARR
Recvd: 06/10/09 11:33 2 pgs
Fees:13.00 Taxes:425.50

20090610-0053925

unimproved ☐

This is improved ☒ property, known as 5732 Trulong Drive, Antioch, Tennessee 37013

(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 6th day of April, 2009.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDER CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12

BY: COUNTRYWIDE HOME LOANS Servicing LP

BY: _____
Les Geurin

IT'S: Assistant Secretary

_____
Melissa Listhrop

Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Les Geurin, 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 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDER CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12, 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 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDER CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12, as the Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDER CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12, 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 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDER CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12.

WITNESS my hand and official seal this 6th day of April, 2009.

_____
Notary Public

My Commission Expires: _____

JUDITH L CASEY
My Commission Expires
January 23, 2013

T.A.I.