Davidson County DEEDWARR
Recvd: 06/18/09 11:13 4 pgs
Fees:23.00 Taxes:166.96
20090618-0056748

Return To:
Nashville Title Insurance Corp.
2818 Bransford Avenue
Nashville, TN 37204
(615) 385-5944

~~Return to~~: Prepared By:
Clifford A. Branham, Esq.
800 Corporate Dr. Suite 102A
Lexington, KY 40503

Loan #: 08-4-304004
Parcel #: 081-07-0216.00

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into on this 03 June 2009, ~~2008~~, by and between **THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-1** , hereinafter known and referred to as **GRANTORS**, and **Michael C. Tinsley, whose tax mailing address is** 3639 Nonaville Rd. Mt. Juliet, TN 37122, hereinafter known and referred to as **GRANTEES**;

W I T N E S S E T H :

For and in consideration of the sum of **$ 45,125.00**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents alien, and convey, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Property Located in Davidson County, Tennessee:

SEE ATTACHED "EXHIBIT A"

Property known as: 1827 16th Avenue North, Nashville, TN 37208.

Permanent Parcel No.: 081-07-0216.00

Being the same property conveyed to THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-1 , by Substitute Trustee's Deed dated 07/09/2008, in Instrument #20080709-0070504 in the Davidson County Register's Office.

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever. Seller to convey the title by special warranty deed without covenants of the title or the equivalent for the state in which the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantors hereby release all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this the day and year first above written.

THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-1

BY: BAC HOME LOAN_____, FKA COUNTRYWIDE HOME LOAN _____
ATTORNEY-IN-FACT
(IF BLANK, not applicable)

BY: _____
PRINT NAME: Maria E Castillo
TITLE: Assistant Secretary

GRANTORS

STATE OF TEXAS)
)
COLLIN COUNTY)

The undersigned, a Notary, does certify that on this 03 June, 2009, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-1** , by and through Maria E Castillo, the Assistant Secretary of BAC HOME LOAN_____, FKA COUNTRYWIDE HOME LOAN _____, its attorney in fact, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed on behalf of the Corporation.

JANICE M JONES
My Commission Expires
May 9, 2011

_____
Notary Public
My Commission Expires:

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of **$ 45,125.00** is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $ 45,125.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

BY: BAC HOME LOAN_____, FKA COUNTRYWIDE HOME LOAN _____
ATTORNEY-IN-FACT
(IF BLANK, not applicable)

By: _____
Print name: Maria E Castillo
Title: Assistant Secretary

GRANTORS

STATE OF TEXAS)
COLLIN COUNTY)

The undersigned, a Notary Public, does certify that on this 03 June, 2009, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-1** , by and through Maria E Castillo, the Assistant Secretary of BAC HOME LOAN_____, FKA COUNTRYWIDE HOME LOAN _____, its attorney in fact, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed on behalf of the Corporation.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
JANICE M JONES
My Commission Expires
May 9, 2011

Grantees' Address and Address All Tax Bills Are to Be Sent To:

3639 Nonaville Rd
Mt. Juliet, TN 37122
(Michael C. Tinsley)

PREPARER:

Clifford A. Branham, Esq.
800 Corporate Dr. Suite 102A
Lexington, KY 40503

File: LS-TN-12

Exhibit "A"

File No:08-4-304004

Being Lot No. 34 on the plan of W.M. butler's subdivision of record in Book 57, Page 98, Register's Office for Davidson Count, Tennessee, to which plan reference is hereby made for a more complete and detailed description. Said Lot No. 34 fronts 45 feet on the westerly side of 16th Avenue North, formerly Butler Street and runs back between parallel line with the southerly margin of Alley 145.6 feet to alley in the rear.

Being the same property conveyed to the Grantor(s) by deed of record in Instrument Number 200701020000401 in the Register's Office of Davidson County, TN.

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

My commission expires: 04-15-12