BILL GARRETT, Davidson County
Trans:T20090043021 DEEDWARR
Recvd: 06/26/09 15:16 4 pgs
Fees:23.00 Taxes:172.05
20090626-0059810

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

Loan #: 08-4-454844
Parcel #: 075-08-O-A 014.00

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into on this June 11th, 2009, by and between **Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-backed Certificates, Series 2006-25,** hereinafter known and referred to as **GRANTORS**, and **Zahra Kelly, whose tax mailing address is** 113 Brooke Castle Dr. 113 Nashville TN 37207, 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 **$ 46,500.00**, 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 113 in Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Plat book 6250, Page 156, as amended in Book 6250, Page 627, as corrected in Book 6680, page 905 (re-recorded in Book 6727, page 762, as amended in Book 6250, Page 691, as corrected in Book 6919, Page 571, Register's Office, Davidson County, Tennessee.

Property known as: 113 Brook Castle Drive #113, Nashville, TN 37207.

Permanent Parcel No.: 075-08-O-A 014.00

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-backed Certificates, Series 2006-25, by Trustee's Deed dated 10/29/2008, in Instrument #20081029-0107745 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.

Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-backed Certificates, Series 2006-25

BY: BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP
ATTORNEY-IN-FACT
(IF BLANK, not applicable)

BY: Bobbi Laughlin
PRINT NAME: Bobbi Laughlin
TITLE: Assistant Secretary

GRANTORS POA Recorded in Davidson Co. Inst. # 342242 BK 10584 Page 902 on 8/27/97

STATE OF TEXAS)
)
COLLIN COUNTY)

The undersigned, a Notary, does certify that on this June 11th, 2009, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-backed Certificates, Series 2006-25,** by and through Bobbi Laughlin, 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 **$ 46,500.00** 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 $ 46,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

BY: BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP
ATTORNEY-IN-FACT
(IF BLANK, not applicable)

By: Bobbi Laughlin
Print name: Bobbi Laughlin
Title: Assistant Secretary

GRANTORS

STATE OF TEXAS)
COLLIN COUNTY)

The undersigned, a Notary Public, does certify that on this June 11th, 2009, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-backed Certificates, Series 2006-25,** by and through Bobbi Laughlin, the Assistant Secretary of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, 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 Jones

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:

113 Brooke Castle Dr. #113
Nashville TN 37207
(Zahra Kelly)

PREPARER:

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

File: LS-TN-19

Exhibit "A"

File No. 08-4-454844

Located in Hermitage, County of Davidson, State of Tennessee, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unite No. 113 in Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Plat Book 6250, Page 156, as amended in Book 6250, Page 627, as corrected in Book 6680, page 905 (re-recorded in Book 6727, page 762, as amended in Book 6250, Page 691, as corrected in Book 6919, page 571, Register's Office, Davidson County, Tennessee.