BILL GARRETT, Davidson County
Trans:T20090044463 DEEDWARR
Recvd: 07/02/09 10:00 4 pgs
Fees:23.00 Taxes:251.60
20090702-0061681

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

Loan #: 08-4-374391
Parcel #: 084140125.00

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into on this June 12, 2009, by and between **Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-10,** hereinafter known and referred to as **GRANTORS**, and **William H. McClanahan, whose tax mailing address is** 6311 E. Valley Dr. Nashville TN 37205, 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 **Sixty Eight Thousand One Hundred Dollars and 00/100 ($68,000.00)**, 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: 213 Amherst Dr., Nashville, TN 37214.

Permanent Parcel No.: 084140125.00

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-10, by Successor Trustee's Deed recorded 3/9/09, an Instrument #20090309-0020683 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 2004-10

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

BY: _____
PRINT NAME: Walid M Mouneimne
TITLE: Asst. Secretary

GRANTORS

POA Recorded 8/27/97
Book 10584, Pg. 902
Inst. # 342242

STATE OF Texas)
)
Collin COUNTY)

The undersigned, a Notary, does certify that on this June 12, 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 2004-10,** by and through Walid M Mouneimne, the Asst. 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:

ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of **Sixty Eight Thousand One Hundred Dollars and 00/100 ($68,000.00)** 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 Sixty Eight Thousand One Hundred Dollars and 00/100 ($68,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-10

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

By: _____
Print name: Walid M Mouneimne
Title: Asst. Secretary

GRANTORS

STATE OF Texas)
Collin COUNTY)

The undersigned, a Notary Public, does certify that on this June 12, 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 2004-10,** by and through Walid M Mouneimne, the Asst. 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.

Angelina Archivald
Notary Public

My Commission Expires:

ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011

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

6311 E. Valley Dr.
Nashville, TN 37205
(William H. McClanahan)

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

File: LS-TN-18

EXHIBIT A

PROPERTY LOCATED AT 213 AMHERST DRIVE, NASHVILLE, DAVIDSON COUNTY TENNESSEE 37214 AND:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 108 ON THE PLAN OF WALNUT GROVE, AS OF RECORD IN BOOK 2133, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 72 FEET ON THE NORTHEASTERLY SIDE OF AMHERST DRIVE AND RUNS BACK 163.8 FEET ON THE SOUTHEASTERLY LINE AND 169.9 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKER LINE, WHICH MEASURERS 89 FEET.