SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090054739 DEEDWARR
Recvd: 08/11/09 10:43 2 pgs
Fees:13.00 Taxes:262.70
20090811-0075482

Nathn09-8801

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collins
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BARBARA DURHAM
My Commission Expires
June 12, 2012

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
Gorgit Gerges and Moheb Shenouda	Gorgit Gerges & Moheb Shenouda	
(NAME)	(NAME)	
1055 Capital Funds Court	1055 Capital Funds Ct.	135-10-0-D 039.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37217	
(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, **THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-5**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **GORGIT GERGES and MOHEB SHENOUDA**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39, Villas at Ransom Park, according to Plan of Master Deed appearing of record in Instrument No. 20051025-0128829, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20090223-0015463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) Easements of record in Instrument No. 20001213-0122751, Instrument No. 20010206-0011475 and Instrument No. 20010724-0078014, said Register's Office; (c) Restrictive Covenants of record in Instrument No. 20080314-0026053, said Register's Office; (d) HOA Charter in Instrument No. 20051025-0128823 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.

unimproved ☐

This is improved ☒ property, known as 1055 Capital Funds Court, Nashville, Tennessee 37217
(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 18th day of June, 2009.

THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-5

BY: COUNTRYWIDE HOME LOANS Servicing LP

BY: _____

IT'S: Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Valinda Pickens, 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 THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-5, 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 THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-5as the Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP, which is the attorney in fact for THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-5, and 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 THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-5.

WITNESS my hand and official seal this 18th day of June, 2009.

Barbara Durham
Notary Public

My Commission Expires: 06-12-12

BARBARA DURHAM
My Commission Expires
June 12, 2012