BILL GARRETT, Davidson County
Trans:T20090060524 DEEDWARR
Recvd: 09/02/09 15:53 3 pgs
Fees:18.00 Taxes:373.70
20090902-0082725

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

Loan #: **09-4-031602**
Parcel #: **082-08-0 302.00**

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into on this 04 August, 2009, by and between **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC2** , hereinafter known and referred to as **GRANTORS**, and **Benjamin Wright & Amy Lynn Wright, whose tax mailing address is** 909 chicamauga Ave, Nashville, TN 37206, 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 **$ 101,000.00**, 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:

Land in Davidson County, Tennessee, Being Lot(s) 12, of Block C, as shown on the map entitled Eastwood Addition, of record in Plat Book 332, page(s) 63, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Property known as: **909 Chicamauga Ave, Nashville, TN 37206**

Permanent Parcel No.: **082-08-0 302.00**

Being the same property conveyed to BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC2 , by Substitute Trustee's Deed dated 02-09-2009, in Instrument #20090209-0010857 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.

POA Record in Bk 10584, Pg 902, & Doc #342242 on 8/27/97

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC2

BY: BAC HOME LOAN SERVICING LP, FKA COUNTRYWIDE HOME LOAN SERVICING LP, ATTORNEY-IN-FACT

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

GRANTORS

STATE OF TEXAS)
)
COLLIN COUNTY)

The undersigned, a Notary, does certify that on this 04 August, 2009, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC2 , by and through Maria E Castillo, the Assistant Secretary of BAC HOME LOAN SERVICING LP, FKA COUNTRYWIDE HOME LOAN 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.

NOTARY PUBLIC STATE OF TEXAS
LIZETH GARCIA
My Commission Expires
July 15, 2012

_____
Notary Public
My Commission Expires:

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of **$ 101,000.00** 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 **$ 101,000.00**, 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 OF CWABS 2005-BC2

BY: BAC HOME LOAN SERVICING LP, FKA COUNTRYWIDE HOME LOAN SERVICING LP, ATTORNEY-IN-FACT

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 04 August, 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 OF CWABS 2005-BC2**, by and through Maria E Castillo, the Assistant Secretary of BAC HOME LOAN SERVICING LP, FKA COUNTRYWIDE HOME LOAN 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.



Notary Public

My Commission Expires:

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

909 Chickamauga Ave
Nashville, TN 37206
(Benjamin Wright & Amy Lynn Wright)

PREPARER:

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

File: **LS-TN-67**