SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~
COUNTY OF Collin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,800.00

Affiant Tsedale Alemu

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/12/2012 (AFFIX SEAL)

BARBARA DURHAM
My Commission Expires
June 12, 2012

RETURN TO:

NA Title Corporation
3231 Sunset Blvd, Suite B
West Columbia, SC 29169

BILL GARRETT, Davidson County
Trans:T20090079783 DEEDWARR
Recvd: 11/24/09 10:13 2 pgs
Fees:13.00 Taxes:254.56

20091124-0107925

NaTm09-9148

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
Wei Xing Guo	Wei Xing Guo	
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, #149	884 Arlington Heights Dr.	163-05-0-B 164.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, **BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS 2005-01, INC.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **WEI XING GUO**, 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. 172 on the Plan of Master Deed Lot Layout (Private Element) Phase IV Mill Park (Formerly Hickory Townhomes) of record in Plat Instrument #20031117-0167241, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20090925-0089313, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Plat Book 9700, pages 538, said Register's Office; (c) 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; (d) restrictive covenants of record in Book 10719, page 425, Book 11167, page 759, Book 10719, page 464 and Book 10719, page 419, said Register's Office; (e) easements of record in Book 11378, page 991 and Book 10506, page 278, said Register's Office; and (f) Master Deed of record in Instrument No. 2003117-0167241, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Parkway, #149, Antioch, Tennessee 37013
(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 13 day of November, 2009.

BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS 2005-01, INC.

BY: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS

BY: _____

IT'S: Tsedale Alemu, Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Tsedale Alemu, 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 Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS 2005-01, INC, the within named bargainor, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS 2005-01, INC, as the Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS 2005-01, INC, and declared that he or she as such Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____ executed this instrument as the free act and deed of BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS 2005-01, INC.

WITNESS my hand and official seal this 13 day of November, 2009.

Notary Public

My Commission Expires: June 12, 2012

BARBARA DURHAM
My Commission Expires
June 12, 2012