Prepared by:
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BAC-09-32733-1

BILL GARRETT, Davidson County
Trans:T20090087052 DEEDTRS
Recvd: 12/29/09 10:16 3 pgs
Fees:18.00 Taxes:1305.18
20091229-0117803

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005- 2	The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005- 2	117150138.00
1800 Tapo Canyon Road	1800 Tapo Canyon Road	
Simi Valley, California 93063	Simi Valley, California 93063	

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on December 3, 2009, by Everett L. Hixson, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated March 23, 2005 and recorded on March 30, 2005 in **Instrument No. 20050330-0034168**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Lisa G. Mortensen and Rob A. Mortensen** ("Borrower") conveyed to Arnold M. Weiss, Attorney, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on March 23, 2005 (the "Note"), which obligation is presently held and owned by The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-2; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Everett L. Hixson, Jr., was duly appointed as Successor Trustee in the place and stead of Arnold M. Weiss, Attorney, said appointment being set forth in **Instrument Number 20091021-0097163** said Register's Office; and

WHEREAS, the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in the Tennessee Tribune that the Property would be sold on October 29, 2009, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **October 9, 2009, October 16, 2009, and October 23, 2009**, a copy of such notice sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Nashville Tennessee, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices appeared and announced to those assembled that the sale was postponed to December 3, 2009 at same time and place. On December 3, 2009 at the same time and place, the Substitute Trustee appeared and offered the Property for sale, and after opening the floor for competitive bids, sold said Property to The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005- 2 at the price of **Three Hundred Fifty Two Thousand Seven Hundred Fifty and 00/100 dollars ($352,750.00)**, this being the highest, last and best bid.

NOW, THEREFORE, I, Everett L. Hixson, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of **Three Hundred Fifty Two Thousand Seven Hundred Fifty and 00/100 dollars ($352,750.00)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005- 2 ("Grantee"), its successors and assigns, all of my right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 16 ON THE PLAN OF RE-SUBDIVISION OF LOTS 15 AND 16, GREEN HILLS SUBDIVISION NO. 2, AS OF RECORD AT PLAT BOOK 4060, PAGE 43, REGISTER`S OFFICE FOR SAID COUNTY, AND TO WHICH PLAN REFERENCE IS HEREBY MADE AND THE SAME INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ROB A. MORTENSEN AND WIFE, LISA G. MORTENSEN, BY DEED FROM CATHERINE FORBES SIMPSON, AKA CATHERINE S. SIMPSON, DATED MAY 22,2001, AND RECORDED MAY 23, 2001, IN INSTRUMENT NO. 200105230053694, SAID REGISTER`S OFFICE.

Property Address: 1716 Green Hills Drive, Nashville, TN 37215

Borrower's source of title is that certain Warranty Deed dated 05/22/2001 from Catherine Forbes Simpson, and being one and the same person as Catherine S. Simpson to Lisa G. Mortensen and Rob A. Mortensen of record on 05/23/2001 in Instrument Number 20010523-0053694 in said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register`s Office of Davidson County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of

the said Register`s Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Successor Trustee on the day and date first above written.

Everett L. Hixson, Jr.
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, of the state and county aforesaid, personally appeared Everett L. Hixson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Chattanooga, Tennessee this 3rd day of December, 2009.

Carol G Hixson
Notary Public

My commission expires:

4-18-12

CAROL G. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater, for this transfer is $352,750.00.

Affiant

Sworn to and subscribed
before me this 3rd day of December, 2009.

CAROL G. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Carol G Hixson
Notary Public

My commission expires: 4-18-12