Record this deed 2nd

BILL GARRETT, Davidson County
Trans:T20100006370 DEEDWARRSP
Recvd: 02/02/10 10:04 2 pgs
Fees:13.00 Taxes:617.90
20100202-0008207

S&K #: 09-021122

SPECIAL WARRANTY DEED

THIS DEED, between The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-25, organized and existing under the laws of the United States of America hereinafter called Grantor, and BAHGAT FARHAN, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Exhibit "A"

File No: 09-4-394512

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 115 ON THE PLAN OF LAKESIDE COVE AT PERCY PRIEST, PHASE 2, OF RECORD IN INSTRUMENT NO. 20051102-0132676, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARTA GARNER AND HUSBAND, CHARLES GARNER BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20061117-0142976 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This legal description is identical with that in Deed of Trust recorded in INSTRUMENT NO 200611170142977 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in 20100202-0008206, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Witness my hand this 13 day of January, ~~2009~~ 2010

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-25

BY: BAC HOME LOAN Servicing LP, FKA COUNTRYWIDE HOME LOAN Servicing LP

BY: _____ _____

IT'S: Lizeth Garcia, Asst Secretary Maria E Castillo, Asst Secretary

BAC HOME LOANS SERVICING, LP CORPORATE SEAL

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Lizeth Garcia, 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 BAC HOME LOAN Servicing LP, FKA COUNTRYWIDE HOME LOAN Servicing LP, which is the attorney in fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-25, 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 Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-25, as the Asst Secretary (Officer) of BAC HOME LOAN Servicing LP, FKA COUNTRYSIDE HOME LOAN Servicing LP, which is the attorney in fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-25, and declared that he or she as such Asst Secretary (Officer) of BAC HOME LOAN Servicing LP, FKA COUNTRYWIDE HOME LOAN Servicing LP executed this instrument as the free act and deed of The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-25.

WITNESS my hand and official seal this 13 day of January, 2009. 2010

Notary Public Janice Jones

My Commission Expires: _____

JANICE M JONES
My Commission Expires
May 9, 2011

STATE OF Texas
COUNTY OF Collin

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is
$ 167,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Maria E Casitllo, Asst Secretary Affiant

Subscribed and sworn to before me this the 13 day of January, 2009. 2010

Janice Jones Notary Public

JANICE M JONES
My Commission Expires
May 9, 2011

My commission expires:_____

Property Address: 5377 SKIP JACK DRIVE, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
BAHGAT FARHAN
975 Glastonbury Rd.
Nashville, TN 37217

S & K File # 09-021122

Map & Parcel - 151.09-0B-118.00C0

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119