BILL GARRETT, Davidson County
Trans:T20100037467 DEEDWARRSP
Recvd: 06/21/10 10:25 2 pgs
Fees:13.00 Taxes:1350.50
20100621-0048056

S&K #: 10-004350

SPECIAL WARRANTY DEED

THIS DEED, between The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-2, organized and existing under the laws of the United States of America hereinafter called Grantor, and Travis Swearingen and Aftin Swearingen, 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: 09-4-606041

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

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050330-0034168 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20091229-0117803, 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.

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Travis Swearingen and Aftin Swearingen
818 Hillyar Heights
Nashville TN 37204

S & K File # 10-004350

Map & Parcel - 117150138.00

Witness my hand this _____ day of _____ 2010.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-2

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

BY: _____

ITS: Hannica Mcshan, 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 Hannica McShan, 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 LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-2, the within named bargainor, and that he or she as such _____(Officer) being authorized to do so, executed the foregoing instrument on behalf of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-2, as the Asst. Secretary (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYSIDE HOME LOANS SERVICING LP, which is the attorney in fact for The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-2, and declared that he or she as such _____(Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP, executed this instrument as the free act and deed of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-2

WITNESS my hand and official seal this 14 day of June, 2010.

_____
Notary Public

My Commission Expires: _____

VALINDA PICKENS
My Commission Expires
May 3, 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 $ 365,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant Hannica McShan, Asst. Secretary

Subscribed and sworn to before me this the 14 day of June, 2010.

_____
Notary Public

My commission expires: _____

VALINDA PICKENS
My Commission Expires
May 3, 2011

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