S&K #: 10-003960

SPECIAL WARRANTY DEED

THIS DEED, between THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB 7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005- HYB7, organized and existing under the laws of the United States of America hereinafter called Grantor, and Lucky Charaousapha, 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: 09-4-596182

1345 BELL ROAD, #433, ANTIOCH, LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 12B, OF TRACT II ON THE PLAN OF FINAL PLAT, VILLAS AT BELLE PARKE, PHASE II, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT #20020722-0087814, AND AS DEFINED IN THE AMENDMENT TO MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT #20040218-0018915 TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050615-0068316 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100121-0005216, 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.

S & K File # 10-003960

Map & Parcel - 162-12-0-B-082.00-CO

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

Property Address: 1345 BELL ROAD #433, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lucky Charaousapha
1345 Bell Road #433
Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20100038567 DEEDWARRSP
Recvd: 06/24/10 13:39 2 pgs
Fees:13.00 Taxes:362.60
20100624-0049417

Witness my hand this 27 day of April 2010.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB 7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005- HYB7

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

BY: Maria E Castillo

Maria E Castillo

IT'S: Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Maria E Castillo, 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 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 CWMBS, INC. CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB 7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005- HYB7, 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 , THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB 7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005- HYB7 as the Assistant 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 FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB 7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005- HYB7and declared that he or she as such Assistant Secretary (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 FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB 7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005- HYB7

WITNESS my hand and official seal this 27 day of April, 2010.

Bobbi Laughlin

Notary Public

My Commission Expires: _____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

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 $ 98,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Neo Neshia Stovall Affiant

Subscribed and sworn to before me this the 27 day of April, 2010.

Bobbi Laughlin

Notary Public

My commission expires:_____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012