S&K #: 10-009025

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 of CWABS 2004-01, organized and existing under the laws of the United States of America hereinafter called Grantor, and Brandon Thornberry, 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"

LAND in Davidson County, Tennessee, being Lot Nos. 113 and 114 on the plat of The Highland Land Co's Subdivision, of record in Book 421, page 14, Register's Office for said County. Said Lot Nos. 113 and 114 front together 50 feet on the easterly margin of Stainback Avenue and extends back between parallel lines, 175 feet to an alley. ALTA Commitment

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20031103-0160445 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100127-0006714, 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 Address: 1303 STAINBACK AVENUE, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Brandon Thornberry
920 Cahal Ave.
Nashville TN 37206

S & K File # 10-009025

Map & Parcel - 71.15-211.00

BILL GARRETT, Davidson County
Trans:T20100055856 DEEDWARRSP
Recvd: 09/07/10 11:59 2 pgs
Fees:13.00 Taxes:214.23
20100907-0070872

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

Witness my hand this 25 day of August 2010.

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS 2004-01

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

BY: _____

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 f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS 2004-01, 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 f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS 2004-01, 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 f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS 2004-01, and 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 f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS 2004-01

WITNESS my hand and official seal this 25 day of August, 2010.

_____
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 $ 57,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Lizeth Garcia Affiant

Subscribed and sworn to before me this the 25 day of August, 2010.

_____
Notary Public

My commission expires: _____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012