BILL GARRETT, Davidson County
Trans:T20100068047 DEEDWARRSP
Recvd: 10/27/10 10:38 2 pgs
Fees:13.00 Taxes:195.73
20101027-0085915

S&K #: 10-010633

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 2005-06, organized and existing under the laws of the United States of America hereinafter called Grantor, and Michelle Nguyen, 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:

Being Lot No. 7 on the Plan of OAKWOOD TERRACE, SECTION I, as of record in Book 4460, page 54 and 55, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050620-0069892 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100303-0016165, 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: 4575 ARTELIA DRIVE, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Michelle Nguyen
6111 Tara Dr.
Nashville, TN 37209

S & K File # 10-010633

Map & Parcel - 14808000900

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

Witness my hand this 12 day of October 2010.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS 2005-06

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

BY: Lisa Grover

IT'S: Assistant Secretary

STATE OF Arizona)
COUNTY OF Maricopa)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Lisa Grover, 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 2005-06, 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 2005-06, 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 2005-06, 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 2005-06

WITNESS my hand and official seal this 12 day of October, 2010.

Notary Public Alexandra Paugh

My Commission Expires: 3/20/2012

ALEXANDRA PAUGH
Notary Public - Arizona
Maricopa County
My Comm. Expires Mar 20, 2012

STATE OF Arizona
COUNTY OF Maricopa

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 $ 52,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Rita Smith, Sr Closing Officer Affiant

Subscribed and sworn to before me this the 12 day of October, 2010.

Alexandra Paugh Notary Public

My commission expires: 3/20/2012

ALEXANDRA PAUGH
Notary Public - Arizona
Maricopa County
My Comm. Expires Mar 20, 2012