S&K #: 10-010745

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 2005-7, organized and existing under the laws of the United States of America hereinafter called Grantor, and Robert Aponte, 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:

Land in Davidson County, Tennessee being Lot No. 47 on the plan of Hazelwood section 18 of record in Book 5190, Page 301 Register's Office of Davidson County, Tennessee:

Said Lot No. 47 which is a corner lot, fronts 60.0 feet on the Northeasterly margin of Dowdy Dr. and fronts 84 feet on the Northwesterly margin of Terragon Trail said frontages being joined by a curve having a length of 39.27 feet and extends back 85.0 feet on the Northeasterly line and 109.00 feet on the Northwesterly line to a point of intersection.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050705-0076706 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20091028-0099386, 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: 4508 DOWDY DRIVE, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robert Aponte
4508 Dowdy Dr.
Antioch, TN 37013

S & K File # 10-010745

Map & Parcel - 148.12-248.00

BILL GARRETT, Davidson County
Trans:T20100077519 DEEDWARRSP
Recvd: 12/09/10 08:46 2 pgs
Fees:13.00 Taxes:259.00
20101209-0097916

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

Witness my hand this 8 day of October 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 2005-7

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

BY: _____

IT'S: Lizeth Garcia, Asst Secretary

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 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 2005-7, 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 f/k/a The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-7 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 2005-7, and declared that he or she as such Asst 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 CWABS, Inc., Asset-Backed Certificates, Series 2005-7

WITNESS my hand and official seal this 8 day of October 2010.

MARIA E CASTILLO NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-11-12

_____
Notary Public

My Commission Expires: _____

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 $ 70,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Hannica McShan Affiant Asst Secretary

Subscribed and sworn to before me this the 8 day of October, 2010.

_____
Notary Public

MARIA E CASTILLO NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-11-12

My commission expires: _____