Return to:

Creative Title and Escrow, LLC
841 Wren Rd., Ste 18
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20110000380 DEEDWARRSP
Recvd: 01/03/11 14:26 2 pgs
Fees:13.00 Taxes:399.23
20110103-0000538

S&K #: 10-012105

SPECIAL WARRANTY DEED

THIS DEED, between The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS 2005-01, Inc. organized and existing under the laws of the United States of America, hereinafter called Grantor, and LaToia N. Russell 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:

Described property located in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 350 ON THE PLAT OF PRIEST LAKE PARK, SECTION 5, OF RECORD IN PLAT BOOK 4460, PAGES 174, 175, 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT NO. 350 FRONTS 100 FEET ON THE NORTH MARGIN OF SAXON MIST DRIVE AND EXTENDS BACK 115 FEET ON THE EAST LINE, AND 126.67 FEET ON THE WEST LINE, TO A LINE ON THE REAR ON WHICH IT MEASURES 100.83 FEET.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050328-0032434 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100318-0020352 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: 109 Saxon Mist Drive, Nashville, TN 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
~~LaToia N. Russell~~
WCS Lending LLC
6501 Congress Ave 3rd Floor
Boca Raton, FL 33487

Map & Parcel 13607016900

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

The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS 2005-01, Inc.

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

BY: _____ _____
Walid M Mouneimne

IT'S: Asst. Secretary _____ _____

STATE OF Texas
COUNTY OF Collin

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Walid M Mouneimne, 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 fka The Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS 2005-01, Inc., 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 fka The Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS 2005-01, Inc., as the Asst. Secretary (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for of The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS 2005-01, Inc., 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 fka The Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS 2005-01, Inc..

WITNESS my hand and Official Seal at Office this 12 day of November, 2010.

_____
NOTARY PUBLIC

My Commission Expires: _____

HANNICA MCSHAN
My Commission Expires
November 24, 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 $107,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant Walid M Mouneimne Asst. Secertary

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

_____
Notary Public

My commission expires:_____

HANNICA MCSHAN
My Commission Expires
November 24, 2012