Return TO:
Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031
Job #: D011-103948

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of 10-20-11 by and between

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-6

Hereinafter referred to as Grantor, and

BRIAN KEITH CROFTON, A MARRIED MAN

Hereinafter referred to as 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:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in , of DAVIDSON County, Tennessee, dated 8/17/11 and recorded 8/22/11 at Instrument No. 20110822-0064759.

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.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

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: 301 DINWIDDIE DRIVE, MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20110080041 DEEDWARRSP
Recvd: 12/19/11 10:22 3 pgs
Fees:18.00 Taxes:129.50
20111219-0098592

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC, ASSET-BACKED CERTIFICATES, SERIES 2005-6 BY: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO ~~BAC~~ HOME LOANS SERVICING, ~~LP, FKA~~ COUNTRYWIDE HOME LOANS SERVICING, LP

BY: _____

Brian Tantillo, ~~AVP~~

STATE OF AZ }
COUNTY OF Maricopa }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Brian Tantillo, AVP with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the _____ of the within bargainor, and that he/she as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such _____.

Witness my hand, at offices, the 20th day of October, 2011.

_____
Notary Public Jennifer Neville
Commission expires: 03-27-2012

JENNIFER NEVILLE
Notary Public - Arizona
Maricopa County
My Commission Expires
March 27, 2012

VALUATION AFFIDAVIT

I, or we, 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 $35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201124770

_____
Affiant Brian Tantillo, ~~AVP~~

Subscribed and sworn to before me this 20th day of October, 2011.

_____
Notary Public Jennifer Neville
Commission Expires 03-27-2012

JENNIFER NEVILLE
Notary Public - Arizona
Maricopa County
My Commission Expires
March 27, 2012

~~RETURN TO:~~

NREIS
ATTN: RENEE TARQUINIO
100 BEECHAM DRIVE
PITTSBURGH, PA 15205

SEND TAX BILLS TO:
NEW OWNER!
BRIAN KEITH CROFTON
3148 Ivey Pt.
Goodlettsville, TN
37072

PROPERTY ADDRESS:
301 DINWIDDIE DRIVE
MADISON, TN 37115

MAP PARCEL NO.:
034I3005300

EXHIBIT A

LEGAL DESCRIPTION

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

BEING LOT NUMBER 17 ON THE PLAN OF STANLEY HEIGHTS SUBDIVISION OF RECORD IN PLAT BOOK 3300, PAGE 74, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NUMBER 17 FRONTS 60 FEET ALONG THE MARGIN OF DINWIDDIE DRIVE AND RUNS BACK 155.9 FEET ON THE EASTERLY LINE AND 150.4 FEET ON THE WESTERLY LINE TO A LINE IN THE REAR WHICH MEASURES 60.2 FEET THEREON.

PROPERTY COMMONLY KNOWN AS: 301 DINWIDDIE DRIVE, MADISON, TN 37115