BILL GARRETT, Davidson County
Trans:T20110082747 DEEDWARR
Recvd: 12/30/11 10:51 5 pgs
Fees:28.00 Taxes:613.53
20111230-0102171

PREPARED BY: Charity R. Bridgewater
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181

RETURN TO: Prommis Solutions, LLC
Foreclosure Team 13
1544 Old Alabama Road
Roswell, GA 30076

Cross Reference: Deed Book 5584, Page 279 Davidson County, TN Records

Grantor: Kevin Patrick McCoy
1313 Presidential Trace
Hermitage, TN 37076
Phone: 805-520-5100

Grantee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5
7105 Corporate Drive
Plano, TX 75024
Phone: 805-520-5100

WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF Georgia
COUNTY OF OCONEE

THIS INDENTURE, this 30 day of November, 2011, between KEVIN PATRICK MCCOY, UNMARRIED, as party of the first part, hereinafter called Grantor, and THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

SEE EXHIBIT "A" ATTACHED HERETO

The purpose of this conveyance is in lieu of foreclosure of that certain Deed of Trust dated January 24, 2007, from Kevin Patrick McCoy, to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Equity Mortgage, Inc., recorded in Instrument No. 20070212-0017925, Davidson County, Tennessee Register's Office, said Deed of Trust, as last transferred by assignment to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5 recorded in Instrument No.20110722-0056400 Davidson County, Tennessee Register's Office.

It is the intent and express desire of the parties hereto that all of the loan documents pertaining to the indebtedness secured by the Deed of Trust shall remain in full force and effect after the execution and delivery of this Warranty Deed in Lieu of Foreclosure, and that there shall be no merger of the fee interest obtained by Grantee hereby with or unto Grantee's prior security interest on the Property under the Deed of Trust. This Warranty Deed in Lieu of Foreclosure is executed and delivered by Grantor and is received by Grantee as an absolute conveyance of Grantor's equity of redemption and is not intended to be further security for the aforementioned indebtedness or any other indebtedness or any other indebtedness of Grantor to Grantee. Grantor hereby declares that this conveyance is freely and fairly made.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

AND SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Kevin Patrick McCoy

STATE OF GEORGIA

COUNTY OF OCONEE

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Kevin Patrick McCoy, whose name is signed to the foregoing instrument and who is known to me, who acknowledged before me this date that being informed of the contents thereof, he executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 30 day of November 2011

NOTARY PUBLIC
My Commission expires: 03-31-13

LAURIE C WELCH
NOTARY PUBLIC
MY COMMISSION EXPIRES
MARCH 31, 2013
OCONEE COUNTY, GEORGIA

EXHIBIT "A"

The following described premises situated in Davidson County, State of Tennessee, To Wit: Being Lot No. 284 on the plan of Jackson's Retread, Section 5A, of record in Book 6250, Page 309. Register's Office for said County. Said Lot No. 284 fronts 59.0 feet on the northerly margin of Presidential Trace and extends back 117.81 feet on the westerly line and 110.27 feet on the southeasterly line to a dead line in the rear measuring 97.45 feet thereon.

The derivation of same being: The same being property conveyed by Deed executed by Ronald Neff and wife, Lisa A. Neff, on 1-25-2006, as recorded on 1-27-2006 at Book/Liber, Page/Folio, Instrument No. 20060127-0010541 in the land records of Davidson County.

Parcel Identification Number: 086-07-0-133.00

****

File No.: **1100380TN (Mccoy)**
Property Address: **1313 Presidential Trace, Hermitage, TN 37076**
Tax Parcel ID No.: **086-07-0-133.00**

Mail Tax Notices To and Property Owner:

Bank of America, N.A.
7105 Corporate Drive
Plano, TX 75024

I, or we, 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 $165,818.12, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30 day of November, 2011

Notary Public

My Commission Expires: 03-31-13

