Davidson County DEEDWARRSP
Recvd: 01/17/12 15:40 6 pgs
Fees:33.00 Taxes:251.97
20120117-0004678

Commitment Number: 2888380
Seller's Loan Number: 11-0047201

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Gary Cerrito, 1813 Rosebank Ave., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
07313-0-163.00

SPECIAL/LIMITED WARRANTY DEED

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.

THIS INDENTURE, made and entered into as of the December 6th, 2011, by and between **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-6 ,By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, As Attorney in Fact** whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for $68,101.00 (Sixty-Eight Thousand One Hundred and One Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Gary Cerrito**, hereinafter grantee, party of the second part, whose tax mailing address is **1813 Rosebank Ave., Nashville, TN 37216**, the real property described in the Attached Exhibit A:

Exhibit A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.7 ON THE PLAN OF HENDERSON GARDENS, SECTION I, AS OF RECORD IN BOOK 2900, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT 7 FRONTS 88 FEET ON THE SOUTHERLY MARGIN OF ROSEBANK AVENUE AND RUNS BACK BETWEEN LINES MEASURING 142 FEET ON THE EASTERLY SIDE AND 157.5 FEET ON THE WESTERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 62.0 FEET.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, EXCEPT

See Attached Exhibit "B" for Exceptions To Title. If no Attached Exhibit B, there are no Exceptions.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: **Official Records** ~~**Book 2900, Page 75**~~

Prior Inst. # 20110627-0048946

WITNESSETH: That for and in consideration $68,101.00 (Sixty-Eight Thousand One Hundred and One Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the Attached Exhibit A. Said property is commonly known as **1813 Rosebank Ave., Nashville, TN 37216.**

Executed by the undersigned on December 6th, 2011:

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-6, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP. As Attorney in Fact.

By: _____

Name: Jessica Yetton

Its: AVP

STATE OF Arizona

COUNTY OF Maricopa

Before me, Nate Green, a Notary Public of said State and County aforesaid, personally appeared **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-6, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP. As Attorney in Fact.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP Jessica Yetton of _____ the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such _____.

Witness my hand and seal, this 6th day of December, 2011.

_____

Notary Public Nate Green

My Commission Expires July 26, 2015

NATE GREEN
NOTARY PUBLIC - ARIZON
Maricopa County
My Commission Expi
July 26, 201

NATE GREEN
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
July 26, 2015

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Beaver)

I, Lauren Kelley,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 68,101.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lauren Kelley
Affiant

Affiant, Lauren Kelley, subscribed and sworn before me this 16 day of Dec., 2011.

Mary M Goddard
Notary Public

My commission expires: 9-4-13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)