Davidson County	DEEDWARRSP
Recvd: 01/24/12 13:34	7 pgs
Fees:38.00 Taxes:403.30	
20120124-0006631	

Commitment Number: 2913220
Seller's Loan Number: 11-0044541

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001 (6)
(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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Xii Niu and **Meili Yang,** 2813 McGavock Pike, Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
07303000600

SPECIAL 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 12-21-____, 2011, by and between **The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-1,** 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 $109,000.00 (One Hundred and Nine Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Xii Niu** and **Meili Yang,** hereinafter grantees, party of the second part, whose tax mailing address is **2813 McGavock Pike, Nashville, TN 37214,** the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $109,000.00 (One Hundred and Nine Thousand 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 **2813 McGavock Pike, Nashville, TN 37214**.

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEING LOT NO. 169 ON THE PLAN OF SECTION 4 OF SUTHERLAND HEIGHTS, OF RECORD IN BOOK 2854, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 169 FRONTS 148.70 FEET ON THE EASTERLY SIDE OF MCGAVOCK PIKE AND RUNS BACK BETWEEN LINES 205 FEET ON THE NORTHERLY LINE AND 380.50 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 227.8 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. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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: **20110701-0050597**

Executed by the undersigned on 12-21-, 2011:

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-1, ByBank 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: Brian Tantillo, AVP

Its: _____

STATE OF AZ

COUNTY OF Maricopa

Before me, Mohammad Hasan, a Notary Public of said State and County aforesaid, personally appeared **The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-1, ByBank 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 of Bank of America the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of AVP Inc., by himself as such _____,.

Witness my hand and seal, this 21st day of December, 2011

_____
Notary Public Mohammad Hasan

My Commission Expires 06-21-2015

MOHAMMAD J HASAN
Notary Public - Arizona
Pinal County
My Commission Expires
June 21, 2015

OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver)

I, Lori Clemmer,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $109,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lori Clemmer
Affiant

Affiant, Lori Clemmer, subscribed and sworn before me this 4th day of January, 2012.

Sharon R. Glaab
Notary Public

My commission expires: _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
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)