BILL GARRETT, Davidson County
Trans:T20120008852 DEEDWARRSP
Recvd: 02/06/12 11:18 7 pgs
Fees:38.00 Taxes:469.90
20120206-0010435

This instrument prepared by and
(MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1083BATN
Property ref: 3128 Skinners Drive, Antioch, TN 37013

SPECIAL WARRANTY DEED

Send tax bills to: 3128 Skinners Drive, Antioch, TN 37013

Name and address of new owner: Chevis L. Vaughn-3128 Skinners Drive, Antioch, TN 37013

Map parcel number: 174110A37800CO

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-3,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

CHEVIS L. VAUGHN

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The Grantee(s), of the real property described herein may not re-sell, record an additional conveyance document, or otherwise transfer title to the real property described herein within 60 days following execution of this Special Warranty Deed.

The Substitute Trustee's Deed recorded as instrument # 20111006-0077680.

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 127,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of January 2012.

Notary Public

My commission expires:
(Affix Seal)

SHARILYN WAGNER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Expires June 1, 2012

Witness our hand this 26 day of January, 20 12 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-3

BY: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, AS ITS ATTORNEY IN FACT

By: _____
Its: Susan Shambre, AVP

By: _____
Its: Irene Carrillo, AVP

State of Arizona
County of Maricopa

Personally appeared before me, Susan Shambre, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the Assistant Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Additionally, personally appeared before me, Irene Carrillo, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the Assistant Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26 day of January, 20 12.

Notary Public _____ Judy Shu
My commission expires: 8/20/2015
(Affix Seal)

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

SEE EXHIBIT B
FOR POWER OF
ATTORNEY

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 381 on the final plat, Cane Ridge Farms, Phase Six Section One, as shown by plat appearing of record in Instrument No. 20050209-0015098, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

EXHIBIT "B"

Tom Leatherwood Shelby County Register of Deeds: Instr. # 11116675

SERVICELINK

3386892
2 Pages
04/25/2011 03:27:16 PM
Beaver County
POWR $18.50

POWER OF ATTORNEY

RECORD AND RETURN
BAC HOME LOANS - REM ESCROW
2375 N. GLENVILLE DRIVE
MAIL CODE: TX2-605-01-01
RICHARDSON, TX 75082
ATTN: Yalinda Pickens

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP and its authorized officers (collectively, "CHL Servicing") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement or modification agreement or supplement to the Mortgage Note, Mortgage, or deed of trust, and (iv) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage in connection with the transactions contemplated in those certain Pooling and Servicing Agreements (the "Pooling and Servicing Agreement") by and among the undersigned, CHL Servicing, CHL, and CWABS, Inc. The undersigned also grants unto said attorneys-in-fact and agents, and each of them, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (i), (ii) and (iii) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof. Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Pooling and Servicing Agreements.

THE BANK OF NEW YORK MELLON F/K/A
THE BANK OF NEW YORK, as Trustee

Witness: _____
Kaitlyn F. McEvoy

By: _____
William Herrmann
Vice President

Witness: _____
Gavin Tsang

By: _____
Melissa J. Adelson
Managing Director

STATE OF: New York
COUNTY OF: New York

On the 9th day of June, 2010, before me, Francesco D'Andrea, a Notary Public in and for said, personally appeared William Herrmann, known to me to be a Vice President, and Melissa J. Adelson, known to me to be a Managing Director of the Bank of New York Mellon, a New York banking corporation that executed the within instrument, and also known to me to be the persons who executed said instrument on behalf of said New York banking corporation and acknowledged to me that such New York banking corporation executed the within instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.

_____
Notary Public

FRANCESCO DANDREA
NOTARY PUBLIC, State of New York
No. 01DA6211472
Qualified in New York County
Commission Expires Sept. 21, 2013

CERTIFIED
FROM THE RECORD-BEAVER COUNTY
RECORDER OF DEEDS
NOV 0 : 2011
RECORDER OF DEEDS

Tom Leatherwood Shelby County Register of Deeds: Instr. # 11116675



I hereby CERTIFY that this document is recorded in the Recorder's Office of Beaver County, Pennsylvania

Janice Jacobs Beard

This Document Recorded
04/25/2011
03:27:16 PM
Instrument: POWR

Instr #: 3388892
Receipt #: 20115727 48
Rec Fee: $18.50
Beaver County, Recorder of Deeds

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

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

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