BILL GARRETT, Davidson County
Trans:T20120018819 DEEDWARRSP
Recvd: 03/15/12 08:45 5 pgs
Fees:28.00 Taxes:74.00
20120315-0022152

Commitment Number: 2955076
Seller's Loan Number: 11-0115350

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Bieri S. Abdulah, 15 Sycamore Court, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
162160A06000CO

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 March 7, 2012, 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 2004-7,** 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, and **Bieri S. Abdulah,** hereinafter grantee, party of the second part, whose tax mailing address is **15 Sycamore Court, Antioch, TN 37013.**

WITNESSETH: That for and in consideration $20,000.00 (Twenty 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 **15 Sycamore Court, Antioch, TN 37013.**

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Being a part of the plan of Mill Creek Club, Phase I, Section I, as of record in Book 4860, page 11, Register's Office for said County; the part hereby conveyed; Unit No. 15, Building No. 13, known as 15 Sycamore Court, as shown in and described by said Plan. Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section 1, including the By-Laws thereunto attached recorded in Book 4887, page 961, Register's Office for said County, including without limitation such unit's undivided percentage interest in the land and general common elements, said Master Deed having been amended in Book 5000, page 607, and Book 5101, page 809, said Register's Office.

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: **20111109-0087675**

Executed by the undersigned on March 8, 2012:

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 2004-7, 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: Lupe Zapata

Its: Assistant Vice President

A Power of Attorney relating to the above described property was recorded on 11/29/2011 at Document Number: 20111129-0092606.

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, Sandra Lopez, a Notary Public of said State and County aforesaid, personally appeared Lupe Zapata its Assistant Vice President on behalf of **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 2004-7, 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 herself to be Lupe Zapata of Bank of America, N.A the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Lupe Zapata by herself as such.

Witness my hand and seal, this 8th day of March.

_____

Notary Public Sandra Lopez My Commission Expires July 26, 2015

SANDRA LOPEZ
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
July 26, 2015

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of ARIZONA
County of MARICOPA

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 $ 20,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8th day of March, 20 12.

Affiant

Lupe Zapata
Print Name

SANDRA LOPEZ
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
July 26, 2015

(Seal)

Notary Public Sandra Lopez

My commission expires: July 26, 2015

_____

Print Name