Davidson County DEEDWARRSP
Recvd: 05/03/12 13:04 7 pgs
Fees:38.00 Taxes:222.00
20120503-0038137

Commitment Number: 2964006
Seller's Loan Number: 11-0072559

After Recording Return To:
Service Link 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 McCracken, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
EAS PROPERTIES, 224 W MARTHONA RD., MADISON, TN 37115-3509

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04215002300

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 22, 2012, by and between **The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-BC5,** 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 $60,000.00 (Sixty Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **EAS PROPERTIES**, hereinafter grantee, party of the second part, whose tax mailing address is **224 W MARTHONA RD., MADISON, TN 37115-3509,** the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $60,000.00 (Sixty 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 **224 W MARTHONA RD., MADISON, TN 37115-3509** .

Exhibit A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 77, 78, 79 AND 80 OF BLOCK "C" ON THE MAP OF MARTHONNA, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY J.A. MEFFORD, SURVEYOR, DECEMBER, 1937, AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF EZELL ROAD WEST AT THE CORNER OF LOTS NOS. 80 AND 81; THENCE WITH THE LINE BETWEEN SAID LOTS NORTH 86 DEG. 02 MIN. WEST, 275 FEET TO A POINT; THENCE NORTH 2 DEG. 58 MIN. EAST, 100 FEET TO THE CORNER OF LOTS NOS. 76 AND 77; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTH 86 DEG. 02 MIN. EAST, 275 FEET TO THE WESTERLY MARGIN OF EZELL ROAD WEST; THENCE WITH THE MARGIN OF SAID ROAD, SOUTH 2 DEG. 58 MIN. WEST, 100 FEET TO THE BEGINNING.

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: **20110829-0066475**

Executed by the undersigned on March 22, 2012:

The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-BC5, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, *

By: Monja Steimer, Assistant Vice President

*
A Power of Attorney relating to the above-described property was recorded on 1/24/12 at Document Number: 201201240006630.

STATE OF Arizona

COUNTY OF Maricopa

Before me, Bobby McCarther, a Notary Public of said State and County aforesaid, personally appeared Monja Steimer its Assistant Vice President on behalf of **The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-BC5, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP,**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of Bank of America, NA the within named Grantor, Party of the First Part and Bargainor, a Arizona corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Bank of America, NA, by himself as such Assistant Vice President

Witness my hand and seal, this 22 day of March.

Notary Public Bobby McCarther My Commission Expires 7/06/2012

BOBBY MCCARTHER
Notary Public - Arizona
Maricopa County
My Commission Expires
July 6, 2012

OATH OF VALUE

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

I, Deborah Kiss,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 60,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant Deborah Kiss

Affiant, Deborah Kiss, subscribed and sworn before me this 11 day of April, 2012.

Sharon R. Glaab
Notary Public

My commission expires: 2.2.16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2016
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)