Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

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# 1322BATN
Property ref: 844 OAKWOOD TERRACE DRIVE, ANTIOCH, TN 37013

BILL GARRETT, Davidson County
Trans: T20120034118 DEEDWARRSP
Recvd: 05/09/12 09:18 3 pgs
Fees: 18.00 Taxes: 210.90
20120509-0040017

SPECIAL WARRANTY DEED

Send tax bills to: RICARDO VARGAS-844 OAKWOOD TERRACE DR., ANTIOCH TN 37013
Name and address of new owner:RICARDO VARGAS-844 OAKWOOD TERRACE DR., ANTIOCH TN 37013
Map parcel number: 14808005200

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 CWALT, INC., ALTERNATIVE LOAN TRUST 2005-30CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-30CB,

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

RICARDO VARGAS, and wife, Maria Guadalupe Santana Bustos

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.

Witness our hand this 10th day of April, 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 CWALT, INC., ALTERNATIVE LOAN TRUST 2005-30CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-30CB

By Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP as its attorney in fact

By: _____
Its: AVP
Anibal A.Rivera

By: _____
Its: AVP
Pennie Clayton

State of TEXAS
County of COLLIN

(For signer #1)
Personally appeared before me, Alecia Bryant (name of notary public), Notary Public, Anibal A.Rivera,AVP (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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.

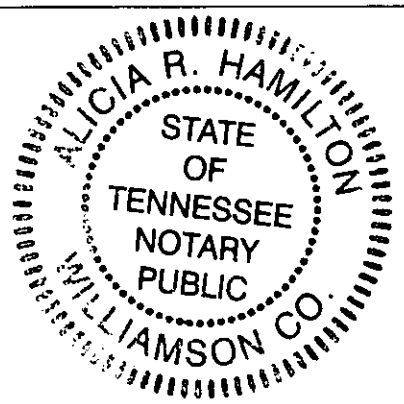
(For signer #2)
Additionally, personally appeared before me, Alecia Bryant (name of notary public), Notary Public, Pennie Clayton, AVP (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer of the 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 10TH day of April, 20 12

_____
Notary Public
My commission expires:
(Affix Seal)

ALECIA BRYANT
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-06-13

Exhibit A

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $57,000.00 Affiant Subscribed and sworn to before me, this 30th day of April, 2012. Notary Public My commission expires: 9-23-13

Land in DAVIDSON County, Tennessee, being Lot No. 48 on the Plan of Oakwood Terrace, Section One, of record in Book 4460, Page 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot. Said Lot No. 48 fronts 48.41 feet on the northeast side of Oakwood Terrace Drive and extends back 145.47 feet on the westerly line and 164.95 feet on the easterly line to a dead line, which is a broken line, measuring 109.78 feet thereon.

Being the same property conveyed to Barbara L. Hovancik and Matthew P. Hovancik, married persons by Warranty Deed from Cornerstone Home Properties, LLC, of record in Instrument No. 20050617-0069370, dated June 7, 2005, Register's Office for Davidson County, Tennessee, Said property was conveyed to Gregg Murphy, Trustee for The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Cartificateholders of CWALT, Inc., Alternative Loan Trust 2005-30CB, Mortgage Pass-Through Certificates, Series 2005-30CB, of record in Instrument No. 20050617-0069371, dated June 7, 2005, who subsequently appointed Recontrust Company, N.A., as Substitute Trustee, of record in Instrument No. 20110914-0071261, dated September 14, 2011. Recontrust Company, N.A., as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the property was struck off and sold and conveyed by Substitute Trustee's Deed to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Cartificateholders of CWALT, Inc., Alternative Loan Trust 2005-30CB, Mortgage Pass-Through Certificates, Series 2005-30CB, of record in Instrument No. 20111208-0095750, dated December 6, 2011, Register's Office for Davidson County, Tennessee.