Commitment Number: 2973453
Seller's Loan Number: 11-0104582

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

Davidson County DEEDWARRSP
Recvd: 05/11/12 11:43 7 pgs
Fees:38.00 Taxes:111.00
20120511-0041041

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:
James T. Brown, 218 PITTS AVE OLD HICKORY, TN 37138-2608

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053 16 0 009.00

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 April 02, 2012, by and between **The Bank of New York Mellon fka the Bank of New York, not in its individual capacity but solely as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-10,** 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 **James T. Brown**, hereinafter grantee, party of the second part, whose tax mailing address is **218 PITTS AVE OLD HICKORY, TN 37138-2608**.

WITNESSETH: That for and in consideration $30,000.00 (Thirty 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 **218 PITTS AVE OLD HICKORY, TN 37138-2608**.

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: **20111012-0079261**

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. 9 ON THE UNRECORDED PLAN OF HAYS SUBDIVISION, DESCRIBED ACCORDING TO A SURVEY MADE BY HARVEY GEE, MAY 4, 1948, AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF HADLEY BEND ROAD AT THE COMMON CORNER OF LOTS NOS. 8 AND 9, SAID BEGINNING POINT BEING 1514.6 FEET SOUTH OF THE SOUTH LINE OF THE T.C.R.R. COMPANY RIGHT OF WAY; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 8 AND 9 WESTWARDLY 350 FEET TO THE NORTHWEST CORNER OF LOT NO.9; THENCE WITH THE WEST LINE OF SAID LOT SOUTHWARDLY 60 FEET TO THE CORNER OF LOTS NOS. 9 AND 10; THENCE WITH THE LINE BETWEEN SAID LOTS EASTWARDLY 350 FEET TO THE WESTERLY MARGIN OF HADLEY BEND ROAD: THENCE WITH THE WESTERLY MARGIN OF SAID ROAD NORTHWARDLY 60 FEET TO THE POINT OF BEGINNING.

Executed by the undersigned on April 02, 2012:

The Bank of New York Mellon fka the Bank of New York, not in its individual capacity but solely as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-10, 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: Trisha Mothershed

Its: AVP

A Power of Attorney relating to the above described property was recorded on 2/9/2012 at Documcnt Number: Inst # 201202090011819.

STATE OF Arizona

COUNTY OF Maricopa

Before me, Shanda Kreuzer, a Notary Public of said State and County aforesaid, personally appeared Trisha Mothershed its AVP on behalf of **The Bank of New York Mellon fka the Bank of New York, not in its individual capacity but solely as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-10, 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 himself to be AVP of Bank of America N.A. the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such _____.

Witness my hand and seal, this 02 day of April 2012.

_____

~~Notary Public~~ My Commission Expires 04/17/12

SHANDA KREUZER
Notary Public - Arizona
Pinal County
My Comm. Expires Apr 17, 2012

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, NIKKI SMALLWOOD, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $30,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Nikki Smallwood
Affiant

Affiant, NIKKI SMALLWOOD, subscribed and sworn before me this 6 day of APRIL, 2012

Notary Public

My commission expires: 5/4/2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
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)