BILL GARRETT, Davidson County
Trans:T20120035888 DEEDWARRSP
Recvd: 05/16/12 09:30 6 pgs
Fees:33.00 Taxes:993.82
20120516-0042215

Commitment Number: 2979222
Seller's Loan Number: 11-0112792

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:
Dustin McWhorter and **Laura McWhorter**, 5836 DEER ESTATES, DR. NASHVILLE, TN 37221-4074

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 155160A29000CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 16, 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 2006-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 $268,600.00 (Two Hundred and Sixty-Eight Thousand Dollars and Six Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Dustin McWhorter*** and **Laura McWhorter**** hereinafter grantees, party of the second part, whose tax mailing address is **5836 DEER ESTATES, DR., NASHVILLE, TN 37221-4074**, the real property described in the **Attached Exhibit A:**

* Dustin McWhorter and Dustin James McWhorter being one and the same person.
** husband and wife

WITNESSETH: That for and in consideration $268,600.00 (Two Hundred and Sixty-Eight Thousand Dollars and Six Hundred 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 **5836 DEER ESTATES, DR. NASHVILLE, TN 37221-4074** .

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, Tennessee, being Lot 243, plan of resubdivision of Lots 242 & 243, Traceside, Section ten, revision one, as shown on plat of record in Instrument no. 19991217-0304442, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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: **20111031-0084468**

Executed by the undersigned on April 16, 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 2006-BC5, 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: Sandra Lopez

Its: Assistant Vice President

A Power of Attorney relating to the above described property was recorded on 01/24/2012 at Document Number: Inst # 201201240006630.

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, Lindsey Mullarkey, a Notary Public of said State and County aforesaid, personally appeared Sandra Lopez its Assistant Vice President 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 2006-BC5, 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 Assistant Vice President of Bank of America N.A. the within named Grantor, Party of the First Part and Bargainor, a AZ corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such Assistant Vice President

Witness my hand and seal, this 16th day of April 2012.

_____

Notary Public Lindsey Mullarkey

My Commission Expires August 10, 2012

LINDSEY MULLARKEY
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 10, 2012

Maximum principal indebtedness for Tennessee recording tax purposes is $268,600.00.
(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 $268,600.00 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 16th day of April, 20 12.

Affiant

Sandra Lopez, Assistant Vice President
Print Name

(Seal)

Notary Public

My commission expires:

August 10, 2012

Lindsey Mullarkey
Print Name

CTIC# _____

LINDSEY MULLARKEY
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 10, 2012