This instrument prepared by:
Vicky Kinnard
First American Title
1510 Airport Blvd., Suite 2
Pensacola, Florida 32504
(850)466-4520

File No.: **9909-4068640**

BILL GARRETT, Davidson County
Trans:T20120051191 DEEDWARRSP
Recvd: 07/12/12 09:27 3 pgs
Fees:18.00 Taxes:181.67
20120712-0061118

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this 8TH DAY JUNE 2012, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12**, party of the first part, and **Daniel Corning and Mark Waynick**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, situated and being in the City of **OLD HICKORY**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 8 ON THE PLAN OF DUPONTONIA PARK SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 8 FRONTS 112 FEET ON THE NORTHERLY MARGIN OF RINER DRIVE AND EXTENDS BACK 183.3 FEET ON THE EASTERLY LINE 235.5 FEET ON THE WESTERLY LINE TO A REAR LINE WHICH IS A DEAD LINE MEASURING 206.5 FEET THEREON.

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.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20120124-0006505** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **05316003700**
X Improved OR
Unimproved property located at: **112 RINER DRIVE, OLD HICKORY, Tennessee 37138**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

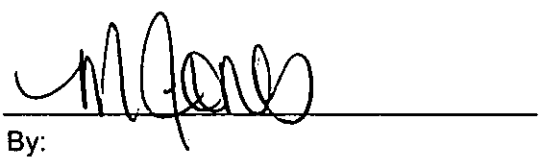
The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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 to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2007-12

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact



By:
MONTARA JONES, AVP 6/8/12

****

Owner's Name: **Daniel Corning and Mark Waynick**

and Address: **291 Larson**
Mt. Juliet, TN 37122

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Daniel Corning and Mark
Waynick
291 Larson
Mt. Juliet, TN 37122

State of TEXAS

County of COLLIN

Before me, HAYLEY M. MCKEEFER (name of notary public) of the State and County mentioned, personally appeared MONTARA JONES with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be AVP (~~president or other officer authorized to execute the instrument~~) of **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12** the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

HAYLEY M MC KEEFER
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-02-16

Witness my hand and Seal at office in this _____

Notary Public HAYLEY M MCKEEFER 6/8/12

My Commission Expires: 4/2/16

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$49,100.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Montara Jones, AVP

Subscribed and sworn to before me this 8TH DAY JUNE 2012

Notary Public HAYLEY M. MCKEEFER 6/8/12

My Commission Expires: 4/2/16

HAYLEY M MC KEEFER
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-02-16