BILL GARRETT, Davidson County
Trans:T20120051367 DEEDWARRSP
Recvd: 07/12/12 13:11 5 pgs
Fees:28.00 Taxes:317.83
20120712-0061330

Commitment Number: 2977682
Seller's Loan Number: 12-0007407

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:
Leslie E. Schuder, 3735 Westport DR Nashville, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 04800009800

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 9, 2012, by and between **The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2007-9,** 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 **Leslie E. Schuder,** hereinafter grantee, party of the second part, whose tax mailing address is **3735 Westport DR Nashville, TN 37218.**

WITNESSETH: That for and in consideration $85,900.00 (Eighty-Five Thousand Nine 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 **3735 Westport DR Nashville, TN 37218.**

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: A Certain Tract or Parcel of Land in Davidson County, in the State of Tennessee, described as follows: Land in the 13th Civil District of Davidson County, Tennessee, being part of Tract No. 1 as Conveyed in the Deed from W.H. Thompson, Sr., et al., to Howard B, Moore and Wife, of record in Book 2735, Page 235, Register's Office for said County, and described partially according to a survey made July 23, 1959, by Z.J. Wilkinson, surveyor, as follows, being designated as Tract Nineteen. Beginning in the Southwesterly Margin of Westport Drive at an Iron Pin located South 46 degrees 30 minutes East, 150 feet from the Easternmost Corner of property conveyed to T.E. Howse and Wife, by Deed of record in Book 2751, Page 529, said Register' s Office; and running thence, along the Southwesterly margin of Westport Drive, South 46 degrees 30 Minutes East, 98.6 Feet to a point at the beginning of a curve; thence along said Curve, which has a Radius of 247.5 Feet, Southeastwardly 26.4 Feet to an Iron Pin; thence South 32 Degrees 45 minutes West 298 Feet to an Iron Pin Near a Cedar in the Original Southwesterly line of said Tract No, 1; hence along said line, North 49 degrees 45 minutes West (cited as 52 degrees 15 minutes in said Book 2735, Page 235) 183 Feet to an Iron Pin; thence North 43 degrees 30 minutes East 301 Feet to the beginning, containing 1,06 Acres, More or Less.

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: **20120109-0002204**

Executed by the undersigned on April 9, 2012:

The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2007-9, 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: Lynae Hollins

Name: Lynae Hollins

Its: AVP

A Power of Attorney relating to the above described property was recorded on 11/29/2011 at Document Number: 201111290092606.

STATE OF Texas

COUNTY OF Collin

Before me, William D. Owens, a Notary Public of said State and County aforesaid, personally appeared Lynae Hollins its AVP on behalf of **The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2007-9, 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 BANA the within named Grantor, Party of the First Part and Bargainor, a North Carolina corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of BANA Inc., by himself as such AVP,.

Witness my hand and seal, this 9 day of April.

William D Owens

Notary Public

My Commission Expires_____

WILLIAM D OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas.
County of Collin

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 $85,900.00 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 9 day of April, 2012.

Affiant

Lynae Hollins
Print Name

(Seal)

Notary Public

My commission expires:

William D. Owens
Print Name

CTIC# _____

WILLIAM D OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15