BILL GARRETT, Davidson County
Trans:T20120053482 DEEDWARRSP
Recvd: 07/20/12 09:39 5 pgs
Fees:28.00 Taxes:571.65
20120720-0063833

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# 1480BATN
Property ref: 14714 OLD HICKORY BLVD, ANTIOCH, TN 37013

SPECIAL WARRANTY DEED

Send tax bills to: Andy & Malaina Hollinger-14714 OLD HICKORY BLVD, ANTIOCH, TN 37013
Name and address of new owner: Andy & Malaina Hollinger-14714 OLD HICKORY BLVD, ANTIOCH, TN 37013

Map parcel number: 173-00-0-181.00

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 BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-01,

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

ANDY HOLLINGER and MALAINA HOLLINGER,

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 21st day of June, 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 BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-01

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: Montara Jones, AVP

By: _____
Its: Stephanie Allen, AVP

State of TEXAS
County of COLLIN

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Montara Jones (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-01 and that he executed the same as the free act and deed of said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-01.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Stephanie Allen (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-01 and that he executed the same as the free act and deed of said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-01.

Witness my hand, at office, this 21st day of June, 20 12

_____
Notary Public
My commission expires: 04-02-2016
(Affix Seal)

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

Exhibit "A"

Legal Description

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Commencing at an iron rod in the northerly margin of Old Hickory Boulevard, said point being the southwest corner of the Charlie Armstrong property of record in Book 10550, page 858, R.O.D.C., TN;

Thence along said road, S 78 deg. 42' 01" W, a distance of 132.32 feet to an iron rod; thence along said road, along a curve to the right, having a central angle of 09 deg. 48' 40", a radius of 592.13 feet, a tangent of 50.65 feet, a length of 101.08 feet, and having a chord which bears N 81 deg. 35' 21" E, a distance of 100.95 feet to the point of beginning of the herein described tract; thence along said road, along a curve to the right having a central angle of 09 deg. 34' 46", a radius of 592.13 feet, a tangent of 44.42 feet, a length of 88.67 feet, and having a chord which bears S 89 deg. 13' 50" E, a distance of 88.58 feet to an iron rod; thence along said road, N 84 deg.. 56' 32" W, a distance of 114.03 feet to an iron rod; thence along said road, along a curve to the right having a central angle of 25 deg. 39' 01", a radius of 894.53 feet, a tangent of 203.84 feet, a length of 400.48 feet, and having a chord which bears S 72 deg. 08' 58" E, a distance of 397.13 feet to an iron rod; thence leaving said road, N 81 deg. 10' 11" E, a distance of 442.64 feet to an iron rod; thence N 84 deg. 22' 09" E, a distance of 154.29 feet to an iron rod; thence S 27 deg. 24' 52" E, a distance of 181.90 feet to an iron rod; thence S 82 deg. 11' 03" W, a distance of 115.92 feet to an iron rod; thence S 27 deg. 24' 52" E, a distance of 73.68 feet to the point of beginning and containing 88,216.671 square feet or 1.979 acres of land, more or less.

Source of title

_____ Trustee's Deed or
__X___ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20110815-0062649
County of DAVIDSON , TN

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 10090903

EXHIBIT "B"

Doc: POA

Return to:
NA TITLE CORP.
803-796-5066
3231 SUNSET BLVD, SUITE B
WEST COLUMBIA, SC 29169

POWER OF ATTORNEY

JACKSON County On

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP and its authorized officers (collectively, "CHL Servicing") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement or modification agreement or supplement to the Mortgage Note, Mortgage, or deed of trust, and (iv) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage in connection with the transactions contemplated in those certain Pooling and Servicing Agreements (the "Pooling and Servicing Agreement") by and among the undersigned, CHL Servicing, CHL, and CWABS, Inc. The undersigned also grants unto said attorneys-in-fact and agents, and each of them, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (i), (ii) and (iii) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof. Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Pooling and Servicing Agreements.

THE BANK OF NEW YORK MELLON F/K/A
THE BANK OF NEW YORK, as Trustee

Witness: _____
Kaitlyn F. McEvoy

By: _____
Michael Cerchio
Vice President

Witness: _____
Francesco D'Andrea

By: _____
Melissa J. Adelson
Managing Director

STATE OF: New York
COUNTY OF: Queens

On the 15th day of December, 2009, before me, Norman Yu, a Notary Public in and for said, personally appeared Michael Cerchio, known to me to be as a Vice President, and Melissa J. Adelson, known to me be a Managing Director of the Bank of New York Mellon, a New York banking corporation that executed the within instrument, and also known to me to be the persons who executed said instrument on behalf of said New York banking corporation and acknowledged to me that such New York banking corporation executed the within instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.

_____
Notary Public

Norman Yu
NOTARY PUBLIC
STATE OF NEW YORK
Qualified in Queens County
LIC# 01YU6183731
COMM. EXP. 3-24-2012

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 154,500.00 .

Affiant

Subscribed and sworn to before me this the 25th day of July 2012

Notary Public

My commission expires:
(Affix Seal)

SHARILYN WILKINS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES June 1, 2016