Davidson County DEEDWARRSP
Recvd: 10/12/12 07:55 6 pgs
Fees:33.00 Taxes:73.63
20121012-0093435

Commitment Number: 2997369
Seller's Loan Number: 085879277

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

This instrument prepared by:
ServiceLink
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
James F. Allen and Daphine R. Allen
330 Pitts Ave.
Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
05316013200

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the OCTOBER 3, 2012, by and between **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-14,** 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 **$19,900.00(Nineteen Thousand, Nine Hundred Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **James F. Allen and Daphine R. Allen,** hereinafter grantee, party of the second part, whose tax mailing address is **330 Pitts Ave., Old Hickory, TN 37138**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$19,900.00(Nineteen 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 **331 Pitts Ave., Old Hickory, TN 37138.**

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.

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.

Executed by the undersigned on OCT 3, 2012:

The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-14 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: _____

Print Name: BARBARA NIX

Its: AVP

A Power of Attorney relating to the above described property was recorded on April 25, 2011 at Recorder of Deeds, Beaver County, Pennsylvania

STATE OF TEXAS
COUNTY OF COLLIN

The foregoing instrument was acknowledged before me on OCT 3, 2012 **by** BARBARA NIX, AVP **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-14 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** who is personally known to me ~~or has produced XXXXXXXXXXXXXXX as identification~~, and furthermore, the aforementioned person has acknowledged that ~~his~~/her signature was ~~his~~/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public RHONDA DANIELS

RHONDA DANIELS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-18-16

OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver)

I, Amy Yopp,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 9,900.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yopp

Affiant, Amy Yopp, subscribed and sworn before me this 11th day of October, 20 12.

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

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, MADE BY SOUTHERN LAND & ASSOCIATES, INC., DATED SEPTEMBER 15, 1977, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF PITTS AVENUE, FORMERLY OLD HOPEWELL ROAD, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE L. M. IRVING PROPERTY AND THE SOUTHEASTERLY CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH THE SAID NORTHERLY MARGIN NORTH 66 DEG., 22' 00" WEST 82.91 FEET TO AN IRON PIN; THENCE LEAVING SAID NORTHERLY MARGIN WITH A LINE THROUGH THE BILL CRUSENBERRY PROPERTY NORTH 24 DEG, 33' 02" EAST 63.84 FEET TO AN IRON PIN; THENCE WITH A LINE NORTH 41 DEG., 12' 01" WEST 118.89 FEET TO AN IRON PIN; THENCE WITH A LINE SOUTH 59 DEG., 27' 15" EAST 57.46 FEET TO A 16 INCH HACKBERRY TREE IN THE SAID L. M. IRVIN'S WESTERLY LINE; THENCE WITH SAID IRVIN LINE SOUTH 27 DEG., 20' 30" WEST 170.62 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 0.306 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY AS CONVEYED FROM GREGORY S. SALLEY AND WIFE, TANYA J. SALLEY TO VICKI SELLERS AND HUSBAND, ROBERT SELLERS, AS DESCRIBED IN DOC # 20041026-0128389 , DATED 10/14/2004, RECORDED 10/26/2004 IN DAVIDSON COUNTY RECORDS.

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)