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S&K #: 12-041042

SPECIAL WARRANTY DEED

THIS DEED, 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 2007-10, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Curtis Groves, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

BEING Lot No. 22 on the plan of Moss-Wood Subdivision, Section 2, of record in Book 2900, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the westerly side of Waco Drive and extends back 172.0 feet on the northerly line and 190.9 feet on the southerly line to a dead line in the rear, measuring 50.3 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070621-0074299 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121003-0090296, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

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 Grantor's execution of this Deed.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the CertificateHolders of CWABS Inc., Asset-Backed Certificates Series 2007-10

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

By: _____

Title: Todd Gabert, AVP

BILL GARRETT, Davidson County
Trans: T20130003141 DEEDWARRSP
Recvd: 01/11/13 10:44 2 pgs
Fees: 13.00 Taxes: 152.07

20130111-0003737

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Gabert, AVP an officer or authorized signatory of Bank of America N.A., the Attorney in Fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the CertificateHolders of CWABS Inc., Asset-Backed Certificates Series 2007-10, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized so to do, executed the within instrument for the purposes therein contained and who further acknowledged that he/she is an officer or authorized signatory of Bank of America N.A., the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 21st day of December, 2012.

NOTARY PUBLIC Judy Shu

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

My Commission Expires: 8-20-15

STATE OF AZ
COUNTY OF Maricopa

I 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 $41,100.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Todd Gabert, AVP

Subscribed and sworn to before me this the 21st day of December, 2012.

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

Notary Public Judy Shu

My commission expires: 8-20-15

Property Address: 611 Waco Drive, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Curtis Groves
1275 Simms Heights Road
Kingston Springs, TN 37082

Map & Parcel 091050081.00

THIS INSTRUMENT PREPARED BY:
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566