S&K #: 12-038971

Davidson County	DEEDWARRSP
Recvd: 01/17/13 16:13	3 pgs
Fees:18.00 Taxes:166.50	
20130117-0005989	

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 2005-AB1, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Thomas Young, 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:

See Exhibit A

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050112-0004642 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120724-0064845, 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.

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 2005-AB1

By: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP, As Attorney in Fact

By: _____

Title: Tricia Fields, Asst. Vice President

STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tricia Fields, Asst. Vice Pres. 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 Certificate holders of the CWALT, Inc., Alternative Loan Trust 2006-39CB, Mortgage Pass-Through Certificates, Series 2006-39CB, 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 9th day of October, 2012.

CESILIA LOPEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-10-16

NOTARY PUBLIC
Cesilia Lopez

My Commission Expires: 05/10/2016

CESILIA LOPEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-10-16

STATE OF TEXAS
COUNTY OF COLLIN

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 $45,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Tricia Fields, Asst. Vice President

Subscribed and sworn to before me this the 9th day of October, 2012.

CESILIA LOPEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-10-16

Notary Public Cesilia Lopez

My commission expires: 05/10/2016

Property Address: 102 Orchard Drive, Old Hickory, Tennessee 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Thomas Young
1001 Kittie Way
Franklin TN
37064

Map & Parcel 044 11 0 014.00

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

Exhibit "A"

Being Lot No. 155, Section A on the plan of Village of Old Hickory, of record dated July 16, 1948 in Book 1424, page 68, Register's Office for Davidson County, Tennessee, fronting 52 feet on Orchard Drive, containing 0.28 acres more or less.

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities and two (2) special easements, one (1) ten (10) feet, wide or less, for sewer and electric and/or telephone cable and one (1) five (5) feet wide for sewer, and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements are expressly reserved to the grantor. If special easements are abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different to dissimilar purpose, all as shown on said recorded plan, which is made part of this description by reference thereto; and;

Being the west four feet of Lot No. 156, Section A, Village of Old Hickory, as shown on Plan recorded July 16, 1948, in Book 1424, page 68, in Register's Office for Davidson County, Tennessee, containing 0.01 acres, more or less.

Subject to and/or reserving one (1) special easement ten (10) feet wide, more or less, for sewer and electric and/or telephone cable; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement and expressly reserved to the Grantor. If special easements is abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different to dissimilar purpose, all as shown on said recorded plan, which is made part of this description by reference thereto.

True Copy Certification

I, Yvette Meldrum, 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 original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2013