PREPARED BY &
RETURN TO:
JOHNSON & FREEDMAN, LLC
1587 N.E. EXPRESSWAY
ATLANTA, GA 30329

BILL GARRETT, Davidson County
Trans:T20130007565 DEEDQC
Recvd: 01/28/13 15:41 3 pgs
Fees:18.00 Taxes:64.75
20130128-0008948

QUITCLAIM DEED

THIS INDENTURE, made and entered into on this 28th day of December, 2012, by and between **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 2004-4.** as party of the first part, located at 7105 Corporate Drive, Plano, TX 75024, and, **STACI L. BELL and ANTHONY L. BELL,** party(ies) of the second part located at 1825 Hidden Ridge Circle, Mount Juliet, Tennessee 37122;

WITNESSETH: WITNESSETH THAT: Grantor, for and in consideration of the sum of one dollar ($10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim unto the said Grantee, the following described property the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

Land in Davidson County, Tennessee, being the westerly 50 feet of the northerly 225 feet of Lot Number 41 of Block "1", Forest Park Subdivision, as of record in Book 843, Page 44, said Register's Office, to which reference is hereby made for a more complete and accurate description.

The last deed was filed for record in Instrument No. 20120905-0080078, at the Register's Deed Office in Davidson County, Tennessee.

Property: 416 ELM STREET MADISON TN 37115
Parcel ID No.: 43-13-383

IN WITNESS WHEREOF, THE undersigned **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 2004-4..**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

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 2004-4.

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP *

BY: _____

TITLE: HAYLEY MCKEEFER, AVP

STATE OF TEXAS

COUNTY OF COLLIN

* Pursuant to that POA recorded as Instrument #11124079, Shelby County, TN Register of Deeds.

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared HAYLEY MCKEEFER, AVP, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged ~~himself~~ or herself to be the AVP of BANK OF AMERICA N.A., the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 24TH day of DECEMBER 2012.

_____

~~Notary Public~~ AUSTIN M ALBURTIS

My Commission Expires: 5/22/16

AUSTIN M ALBURTIS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-22-16

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Property: 416 ELM STREET MADISON TN 37115
Parcel ID No.: 43-13-383
File Number: RDC2012113332TN1

Mail Tax Notices To and Property Owner:
STACI L. BELL and ANTHONY L. BELL
1825 Hidden Ridge Circle
Mt. Juliet, TN 37122

I, or we, 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 $17,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of December

Notary Public

Expires: 9/27/2015 My Commission

STEPHANIE L BATSON NOTARY PUBLIC DEKALB CO., GEORGIA COMMISSION EXPIRES SEPT. 27, 2015