SPECIAL WARRANTY DEED	THIS INSTRUMENT PREPARED BY: Walker Law Offices 86 Thompson Lane, Suite 102 Nashville, Tennessee 37211 Office: (615) 463-3760
THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR TRUE VALUE IS $101,000 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF February, 2013. NOTARY PUBLIC MY COMM. EXP. 9/8/13	RESERVED FOR RECORDING STAMP: Davidson County DEEDWARRSP Recvd: 02/21/13 07:44 3 pgs Fees:18.00 Taxes:373.70 20130221-0017175

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Charles Walker **86 Thompson Lane** **Nashville, TN 37211**	**Same as owner**	**82-3-210**

STATE OF TENNESSEE NOTARY PUBLIC JON PAUL JOHNSON DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10), Cash in Hand, and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-4, hereinafter called Grantor, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Charles Walker, a single person, hereinafter called Grantee, the following described property, having an address of 917 Stockell Street, Nashville, Tennessee, 37207, and being situated and located in Davidson County, Tennessee, to wit:

Tract II: Beginning at a point in the east margin of Stockell Street, the southeast corner of the Park Lot, being 50 feet sound of Vaughn Street; thence along Parkers south line easterly 100 feet of the lot known as the Webb Home Place; thence with the westerly line of the same, southerly 56 feet to a point, the northeast corner of the property recently conveyed to S.L. Boyd; thence along Boyd's north line westerly 100 feet to the easterly margin of Stockell Street; thence with the margin of the same northerly 56 feet to the feet to the point of beginning. Being a portion of the lot marked JJ keys and AC Webb on the Plan of The Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, said Register's Office.

Source of Grantor's interest is a Deed recorded in Instrument No. 20130124-0007713, Davidson County Register's Office. Being the same property conveyed to Jamal Spencer, by Warranty Deed recorded in Instrument No. 20050620-0069993.

THIS CONVEYANCE IS SUBJECT TO: (1.) Current years taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations.

The above-described property is improved property.

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 GRANTORS EXECUTION OF THIS DEED.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of February, 2013.

GRANTOR:
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-4, by Bank of America, NA, successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP as attorney in fact

BY: _____
Todd M Gabert
AVP

Power of Attorney recorded at the Davidson County Register's Office under Instrument No. 20130221-0017174

CERTIFICATE OF ACKNOWLEDGMENT:

SS.
State of AZ

County of Maricopa

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Todd M Gabert, AVP, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a duly authorized 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 seal, this 15 day of February, 2013.

NOTARY PUBLIC
MY COMM. EXP. 4-17-16
Shanda Kreuzer

RETURN TO:
Walker Law Offices
86 Thompson Lane, Suite 102
Nashville, Tennessee 37211

SHANDA KREUZER
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
April 17, 2016

Certificate of Authenticity

I, Charles Walker, 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.

Signature

State of TN

County of DAVIDSON

Personally appeared before me, Jon Paul Johnson, a notary public for this county and state, Charles Walker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/8/13.

Notary's Seal (If on paper)

JON PAUL JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY