BILL GARRETT, Davidson County
Trans:T20130018713 DEEDWARRSP
Recvd: 03/07/13 10:38 2 pgs
Fees:13.00 Taxes:225.70
20130307-0022778

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

S&K #: 12-044089

SPECIAL WARRANTY DEED

THIS DEED, 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 2005-4, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Emerald Creek Properties, 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:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Final Plat of Keels Subdivision, of record by Instrument Number 20050110-0003491 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050408-0038956 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121221-0117874, 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 The CWABS, Inc., Asset-Backed Certificates, Series 2005-4

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: Shanda Krenzer

Title: Assistant Vice President

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 Shanda Kreuzer an officer or authorized signatory of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and the Attorney in Fact for 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 2005-4, 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., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and 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 15th day of February, 2013.

TODD GABERT
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
September 14, 2015

NOTARY PUBLIC
TOdd Gabert

My Commission Expires: 9/14/15

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 $61,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Shanda Kreuzer, AVP

Subscribed and sworn to before me this the 15th day of February, 2013.

TODD GABERT
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
September 14, 2015

Notary Public Todd Gabert

My commission expires: 9/14/15

Property Address: 109 Sarver Avenue, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Emerald Creek Properties
P.O. Box 616
Hendersonville
TN 37077-0616

Map & Parcel 04301031700

THIS INSTRUMENT PREPARED BY:
Noi Chen
Shapiro & Kirsch, LLP
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(901)767-5566