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This Instrument Prepared By:
Charles B. Griffith
Attorney at Law, MS Bar No. 102008
108 Harding Place, Suite 203
Nashville, Tennessee 37205
615.457.2931 (telephone)
(Deed Preparation Only)

Record and Return To:
LandCastle Title
810 Crescent Centre Drive
Suite 280
Franklin, Tennessee 37067
LCT File No.: MSR-100600205S
(Examiner of Title)

Return to:
First National Title, LLO
6880 Cobblestone Blvd, Suite 2
Southaven, MS 38678
(662) 892-6536
File # _____

STATE OF Texas)
COUNTY OF Collin)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-7, ("Grantor," hereinafter) does hereby sell, assign, convey, specially warrant, and deliver unto JOHN SCARBROUGH, ("Grantee," hereinafter), the following described property situated in DESOTO County, Mississippi, and being more particularly described as follows:

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF BY REFERENCE

Commonly known as street address: 6905 Tulane Road East, Horn Lake, MS 38637

Indexing Instructions: Lot 17, Edenshire S/D, 1ST Add. Revised, Sec. 33, T1S, R8W,
DeSoto Co., Mississippi, Bk. 29, Pg. 11 (as revised in Bk. 29, Pg. 48)

Grantor Name and Address:

The Bank of New York Mellon FKA
The Bank of New York, As Trustee
For the Certificate Holders CWABS,
INC., ASSET BACKED CERTIFICATES
series 2005-7.
810 Crescent Centre Dr. Suite 280
Franklin, TN 37067
Phone No. 1: 615-503-9901
Phone No. 2: 615-503-9948

Grantee Name and Address:

John P. Scarbrough
1120 Tanglewood Cove
Southaven, MS 38671
Phone No. 1: 662-892-6536
Phone No. 2: N/A

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil, or gas reservations and any covenants

Property Address:
6905 Tulane Road East
Horn Lake, MS 38637

or restrictions of record. Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein. This conveyance is also subject to zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use of occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this 1 day of July, 2010

GRANTOR:

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2005-7

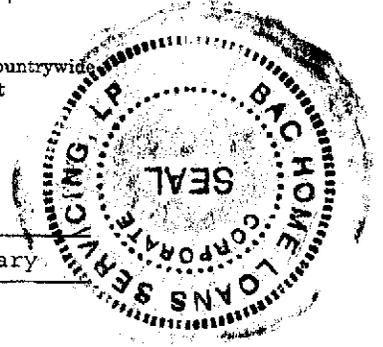
BY:

BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, Attorney in Fact

BY:

Hannica Mcshan, Asst. Secretary

(Print Signer's Name and Title/Capacity)

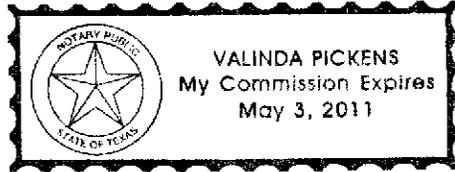


ACKNOWLEDGMENT

STATE OF Texas)
COUNTY OF Collin)

THIS DAY personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named Hannica Mcshan (Signer) who acknowledged to me that s/he is the Asst. Secretary (title/capacity) of BAC Home Loans Servicing LP (Signer's company name), the Attorney in Fact for The Bank of New York Mellon (Grantor) and that in its capacity as Attorney in Fact for Grantor s/he executed, signed, and delivered the above and foregoing instrument after having been authorized by BAC Home Loans Servicing LP (Signer's company name) and Grantor to do so.

Given under my hand and seal this the 1 day of July, 2010

NOTARY PUBLIC
My Commission Expires:

Property Address:
6905 Tulane Road East
Horn Lake, MS 38637

EXHIBIT "A"
(Legal Description)

LOT 17, EDENSHIRE SUBDIVISION, FIRST ADDITION REVISED, IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 29, PAGE 11, AND REVISED IN PLAT BOOK 29, PAGE 48, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

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Horn Lake, MS 38637