

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:  
Land Castle Title  
3348 Aspen Grove Drive, Ste. 240  
Franklin, Tennessee 37067  
615.503.9901 (telephone)  
LCT File No. MSR-110500059A  
(Examiner of Title)

STATE OF Mississippi )  
COUNTY OF Desoto )

**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 CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-3, ("Grantor," hereinafter) does hereby sell, assign, convey, specially warrant, and deliver unto TODD FERGUSON AND LORI FERGUSON\* ("Grantee," hereinafter), the following described property situated in DESOTO County, Mississippi, and being more particularly described as follows: \*as tenants by the entirety with full right of survivorship and not as tenants in common,

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

Commonly known as street address: 5170 Robertson Gin Road, Hernando, MS 38632

Indexing Instructions: NW ¼ of Sec. 35, T3S, R8W, Yates 7 Acre Lot, DeSoto County, MS

Grantor Name and Address:  
Bank of New York  
2505 W Chandler Blvd  
Chandler, AZ 85224

Grantee Name and Address:  
Todd + Lori Ferguson  
1460 Stone Gate Dr.  
Hernando, Ms 38632

Phone No. 1: 615-503-9901

Phone No. 1: 901-870-3243

Phone No. 2: N/A

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:  
5170 Robertson Gin Road  
Hernando, MS 38632

*Delegated*

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.

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 GRANTOR'S EXECUTION OF THIS DEED.

WITNESS THE SIGNATURE of the Grantor on this 31st day of May, 2011.

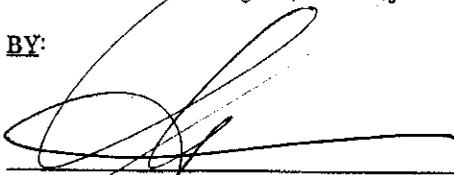
**GRANTOR:**

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-3

**BY:**

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

**BY:**



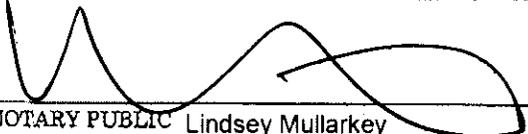
Alexandra Paugh, Assistant Secretary  
(Print Signer's Name and Title/Capacity)

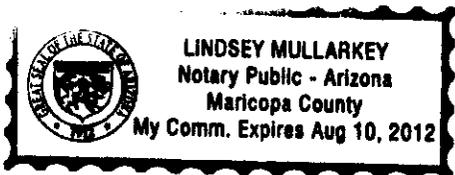
**ACKNOWLEDGMENT**

STATE OF AZ )  
COUNTY OF Maricopa )

THIS DAY personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within-named Alexandra Paugh (Signer) who acknowledged to me that s/he is the Assistant 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 31st day of May, 2011.

  
NOTARY PUBLIC Lindsey Mullarkey  
My Commission Expires: 08-10-2012



Property Address:  
5170 Robertson Gin Road  
Hernando, MS 38632

**EXHIBIT "A"**  
**(Legal Description)**

Land situated in DeSoto County, Mississippi to wit:

4.5 acres more or less in the Northwest Quarter of Section 35, Township 3 South, Range 8 West, described as beginning at a point in the East right-of-way of Robertson Gin Road, said point being 542.3 feet South of the North line of Section 35, Township 3 South, Range 8 West, and also being the Northwest corner of the Yates 7 acre lot, thence North  $85^{\circ} 21'$  East along the North line of said lot 427.83 feet to the Northeast corner; thence South  $5^{\circ} 10'$  East along the East line of said lot 458.1 feet to a point; thence South  $85^{\circ} 21'$  West 427.83 feet to a point in the East right of way in said road; thence North  $5^{\circ} 10'$  West along said right-of-way 458.1 feet to the point of beginning and containing 4.5 acres more or less all bearings are magnetic.

This being the same property conveyed to Kayla Moore, a single woman from Junior L. Keel and wife, Sharon W. Keel by Quit Claim Deed dated 11/27/2002, recorded on 02/18/2003 in Deed Book 438, Page 197 in the register's office. This Deed is subject to the rights of way and easements for public roads and public utilities and subdivision and zoning regulations in effect in DeSoto County.

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