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Space Above This Line for Recording Purposes

Special Warranty Deed  
Cover Sheet

Prepared By and Return to: Realty Title & Escrow Co., Inc.  
✂ 6397 Goodman Road, Ste 112  
Olive Branch, MS 38654  
Phone No. 662-893-8077  
File No. 11080434

Grantor: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the  
Certificateholders of CWABS, Inc, Asset-Backed Certificates, Series: 2007-1  
Address: 400 National Way Simi Valley, CA 93065  
Ph#: 800-669-6650 Ph# n/a  
Grantee: He Ping Chen and Sai Yue Jiang  
Address: 2441 Easley Lane Horn Lake, MS 38637  
Ph#: 901-848-8883 Ph# n/a

Legal Description: Lot 115, Section C, Wellington Square East Subdivision, Section 27,  
Township 1 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book  
100, Page 27, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Document Prepared by and Return to:  
Perilloux & Associates, P.A.,  
648 Lakeland E. Drive, Suite A  
Flowood, MS 39232 (601-932-1011)

C1354

**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 2007-1  
400 National Way  
Simi Valley, CA 93065  
800-669-6650

does hereby sell, convey, and specially warrant unto

He Ping Chen and Sai Yue Jiang  
2441 Hasley Lane  
Horn Lake, MS 38637  
901-848-8883

as joint tenants with full rights of survivorship, and not as tenants in common, the following land and property located and situated in DeSoto County, State of Mississippi, and being more particularly described as follows:

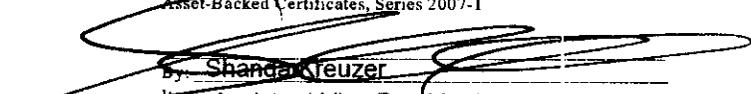
INDEXING INSTRUCTIONS: Lot 115, Section C, Wellington Square East ~~XX~~  
**\* subdivision \* Subdivision**  
LOT 115, SECTION C, WELLINGTON SQUARE EAST, ~~XX~~, situated in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 100, Page 7, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

It is agreed and understood that taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to said Grantees or their assigns any deficit on an actual proration. In the event that the proration based on the estimated tax is determined to be greater than the actual proration necessary, the Grantees agree to refund to said Grantor the difference between the estimated proration and the actual proration.

THIS CONVEYANCE is subject to any and all restrictive covenants, easements, liens, dedications, rights-of-way, and oil, rights or mineral reservations or conveyances of record pertaining or affecting the usage of the herein described property.

WITNESS the respective hand and signature of the undersigned on the date herein acknowledged.

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP as attorney in fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2007-1

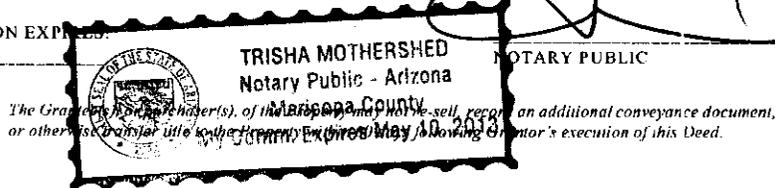
  
By: Shanda Kreuzer  
Its: Assistant Vice President

STATE OF Arizona  
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23rd day of Nov 2011, within my jurisdiction, the within named Shanda Kreuzer who acknowledged that he/she is AVP of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP as attorney in fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2007-1, and that in said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

WITNESS OUR SIGNATURES AND OFFICIAL SEAL OF OFFICE, this 23rd day of Nov, 2011.

MY COMMISSION EXPIRES 5/10/13

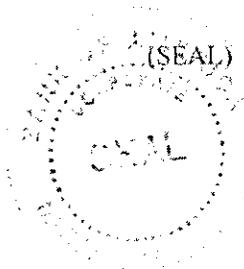


ASSISTANT SECRETARY'S CERTIFICATE  
OF  
BANK OF AMERICA, NATIONAL ASSOCIATION

The undersigned, Nathan A. Barth, an Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. Effective April 30, 1999, **LaSalle Bank National Association**, Chicago, Illinois, Charter Number 14450, merged with and into **LaSalle National Bank**, Chicago, Illinois, Charter Number 14362, under the charter of the latter and title of the former.
2. Effective October 17, 2008, **LaSalle Bank National Association**, Chicago, Illinois, Charter Number 14362 merged into and under the charter and title of **Bank of America, National Association**, Charlotte, North Carolina, Charter Number 13044.

IN WITNESS WHEREOF, I have hereupon set my hand and affixed the seal of said Association the 21<sup>st</sup> day of October, 2008.



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Nathan A. Barth  
Assistant Secretary