

Special Warranty Deed

Prepared by:
Continental REO Services, Inc.
7777 Bonhomme Avenue
Suite 1100
St. Louis, MO 63105
(314) 862-2447

nmw Please return to:
Advantage Closing and Escrow Co.
100 Webster Circle, Suite 1
Madison, MS 39110
(601) 919-0045

Grantor:
The Bank of New York
fka The Bank of New York, as Trustee
For the Certificateholders of CWABS,
Inc., Asset-Backed Certificates, Series 2007-7
6400 Legacy Drive
Plano, TX 75024-3632
(972) 608-6438

Grantee:
Joseph Merryman Russell
13033 Addison Street
Sherman Oaks, CA 91423
(310) 749-8274

*Indexing: Lot 1256 sec F Greenbrook Subd Sec 19, Twn 1 South
Range 7 West PB 9 PG 46-49*

SPECIAL WARRANTY DEED

This Deed is made and entered into this 18th day of October, 20 12 by and between
 The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of
 CWABS, Inc., Asset-Backed Certificates, Series 2007-7
 of the County of Ventura, State of California, hereinafter collectively referred to as
 "Grantor", and

Joseph Merryman Russell and
 of the County of Desoto, State of MS, hereinafter referred to as "Grantee". The mailing address of
 the Grantee is See cover sheet.

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00)
 and other valuable considerations paid to the Grantor, the receipt of which is hereby acknowledged, does
 by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee, the
 following described lots, tracts or parcels of land lying, being and situated in the County of Desoto and
 State of Mississippi to-wit:

Lot 1256, Section F, Greenbrook Subdivision, in Section 19, Township 1 South, Range
 7 West, as shown by plat of record in Plat Book 9, pages 46-49, Chancery Clerk's Office
 for DeSoto County, Mississippi, to which plat references is hereby made for a more
 complete legal description.

Subject to easements, conditions, restrictions and limitations of record.

To have and to hold the same; together with all rights and appurtenances to the same belonging,
 unto the said Grantees, and to His/Her successors and assigns. The said Grantor hereby covenanting
 that it and the successors and assigns of such Grantor shall and will WARRANT AND DEFEND the title to
 the premises unto the said Grantees, and to the successors and assigns of such Grantee forever, against
 the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however,

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of VENTURA

On 10/18/12 before me, Christine Lucie, **NOTARY PUBLIC**

Here Insert Name and Title of the Officer

personally appeared Laura Iniguez

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature _____

Christine Lucie
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 10/18/12

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Laura Iniguez

- Individual
- Corporate Officer — Title(s): AVP
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

