RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lanessa Berry and Ronnie Berry

GRANTEE(s)
Bank of New York, as trustee, on behalf of the Certificate Holders of CWALT, Inc. Alternative loan trust 2004-J13 Mortgage pass-through Certificates, Series 2004-J13

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 12/01/06 15:01 2 pg:
Fees:13.00 Taxes:681.89
20061201-0148682

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 30, 2004 and recorded September 1, 2004, as Instrument No. 20040901-0105958 in the Register's Office of Davidson County, Tennessee, Lanessa Berry and Ronnie Berry conveyed to Sidwell & Barrett, P.C., as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as Nominee for Oakmont Mortgage Company, Inc. and Oakmont Mortgage Company, Inc.'s Successors and Assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **CRYSTANNA DUFFY** as Co-Trustee by instrument of record recorded on November 3, 2006 as Instrument No. 20061103-0136696 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on November 22, 2006 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Bank of New York, as trustee, on behalf of the Certificate Holders of CWALT, Inc. Alternative loan trust 2004-J13 Mortgage pass-through Certificates, Series 2004-J13, at and for the sum of $184,294.56, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Bank of New York, as trustee, on behalf of the Certificate Holders of CWALT, Inc. Alternative loan trust 2004-J13 Mortgage pass-through Certificates, Series 2004-J13 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Bank of New York, as trustee, on behalf of the Certificate Holders of CWALT, Inc. Alternative loan trust 2004-J13 Mortgage pass-through Certificates, Series 2004-J13, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot NO. 364, on the plan of village three, Summerfield, as shown by plat appearing of Record in Instrument No. 20001-006-0099706, of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Ronnie Berry and Lancssa Berry by Warranty Deed from Capitol Homes, Inc., a Tennessee corporation, of record in Instrument No. 20040901-0105957, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3605 Bentfield Drive, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 164100A176

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Bank of New York, as trustee, on behalf of the Certificate Holders of CWALT, Inc. Alternative loan trust 2004-J13 Mortgage pass-through Certificates, Series 2004-J13, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 27 day of NOV, 2006

~~Crystanna Duffy, Co-Trustee~~

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Crystanna Duffy, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 27 day of NOV, 2006.

Notary Public

My Commission Expires: Shannon L. Defoor NOTARY PUBLIC Saline County, Arkansas My Commission Exp. 8-10-2011

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $184,294.56, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Crystanna Duffy
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Crystanna Duffy, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 27 day of NOV, 2006

Notary Public

My Commission Expires: Shannon L. Defoor NOTARY PUBLIC Saline County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of New York, as trustee, on behalf of the Certificate Holders of CWALT, Inc. Alternative loan trust 2004-J13 Mortgage pass-through Certificates, Series 2004-J13
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024