)
)
)
)
)
)
)
)
)
)
)

Davidson County DEEDWARR
Recvd: 05/02/07 12:48 3 pgs
Fees:18.00 Taxes:328.93
20070502-0052488

| Prepared By: | Property Address: | Return To: | Taxes to be Paid by: |
|---|---|---|---|
| BROCK & SCOTT, PLLC<br>154 Charlois Boulevard<br>Winston-Salem, NC<br>27103 | 411 Dupont Avenue<br>Madison, TN 37115 | New Owner<br>MICHAEL RESIDORI<br>~~411 Dupont Avenue~~<br>~~Madison, TN 37115~~<br>1800 Lake Meadow Tr.<br>Mt. Juliet, TN 37122 | MICHAEL RESIDORI<br>1800 Lake Meadow Tr.<br>Mt. Juliet, TN 37122<br>Tax Parcel ID<br>#:043090197 |

| Grantor(s): | Grantee(s): |
|---|---|
| BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-3<br><br>(All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, feminine, and neuter as in each case required by context.) | MICHAEL RESIDORI,<br><br>to hold as<br><br>Fee Simple |

## TENNESSEE SPECIAL WARRANTY DEED

**WITNESSETH:** That the aforesaid Grantor, for a good and valuable consideration to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of Tennessee, and being hereinafter described as follows:

CERTAIN REAL PROPERTY LOCATED AT AND KNOWN AS 411 DUPONT STREET, MADISON, DAVIDSON COUNTY, TENNESSEE 37115, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE WESTERLY ONE-HALF (1/2) OF TRACT 6, BLOCK H, OF WOODLAWN ESTATES, A

SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**TO HAVE AND TO HOLD** the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

**AND THE GRANTOR** does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

**THE AFORESAID** grant of title is subject to the following exceptions:

1. 2007 and subsequent years property taxes
2. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

**THE GRANTOR** acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds at INSTRUMENT NO. 20061004-0122821

**IN WITNESS WHEREOF** the Grantor has hereunto set his hand and seal the 18th day of April, 2007.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-3 by Attorney in Fact COUNTRYWIDE HOME LOANS, INC.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

Before me, the undersigned Notary Public, personally appeared of COUNTRYWIDE HOME LOANS, INC. attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-3, and being known to

me, or made known to me upon satisfactory evidence, and acknowledged the due execution of the foregoing instrument for the purposes therein stated.

Witness my hand and seal of office this the 18th day of April, 2007.

Notary-Public / Jimmie Stanton

My Commission Expires:6/26/2010

JIMMIE STANTON
My Commission Expires
June 26, 2010

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $88,900.

Affiant / Evelyn Waithaka

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

Sworn to and Subscribed before me this 18th day of April, 2007.

Notary-Public / Jimmie Stanton

My Commission Expires:6/26/2010

JIMMIE STANTON
My Commission Expires
June 26, 2010

06-10874