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Davidson County DEEDWARR
Recvd: 06/14/07 13:39 4 pgs
Fees:23.00 Taxes:386.65
20070614-0071390

Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 154 Charlois Boulevard Winston-Salem, NC 27103	1114 Alandee Street Nashville, TN 37214	New Owner: RONALD C. PRICE ~~1114 Alandee Street~~ ~~Nashville, TN 37214~~ 5910 Havenwood Dr. Atlanta, GA 30126	RONALD C. PRICE 5910 Havenwood Dr. Atlanta, GA 30126 Tax Parcel ID #:5213OB068

Grantor(s):	Grantee(s):
BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC3 (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.)	RONALD C. PRICE, to hold as 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEING UNIT NO. 102 OF THE CONDOMINIUM SITE PLAN OF PHASE II-C, SECTION 2 ON THE PLAN OF RIVER GLEN, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 7900, PAGE 548 OF RECORD IN THE

REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. BEING KNOWN AS PARCEL NUMBER: 05213O B06800 CO. SUBJECT TO THE FOLLOWING: 1. TAXES FOR THE YEAR 2005 AND SUBSEQUENT YEARS. 2. MATTERS SHOWN ON THE PLAT OF RECORD IN BOOK 7900, PAGE 548, SAID REGISTER'S OFFICE. 3. MATTERS SHOWN IN MASTER'S DEED, BY-LAWS, ARTICLES OF INCORPORATION, AND RESTRICTIVE COVENANTS OF RECORD IN BOOK 7566, PAGE 571, BOOK 8069, PAGE 158, INSTRUMENT NO. 20050915-00111299, BOOK 9730, PAGE 944, AND BOOK 9730, PAGE 947, SAID REGISTER'S OFFICE. 4. MATTERS OF PHASE TWO BOUNDARY SURVEY OF RECORD IN BOOK 6900, PAGE 650, SAID REGISTER'S OFFICE.

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. 20070212-0018069.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 15th day of May, 2007.

BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC3 by Attorney in Fact COUNTRYWIDE HOME LOANS, INC.

07-04490

STATE OF TENNESSEE }
}
ss.
COUNTY OF DAVIDSON }

Before me, the undersigned a Notary Public in and for said state and county, personally appeared Shuntavia Reynolds(name) , Assistant Secretary(title) of COUNTRYWIDE HOME LOANS, INC., Attorney-in-fact for BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC3,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath acknowledged himself to be Shuntavia Reynolds of COUNTRYWIDE HOME LOANS, INC., the attorney in fact for BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC3, the bargainer, and that he as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of COUNTRYWIDE HOME LOANS, INC. as attorney-in-fact for BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC3 by himself as Assistant Secretary(title) of COUNTRYWIDE HOME LOANS, INC..

Witness my hand and seal of office this the 15th day of May, 2007.

Notary-Public
Angelina Archivald
My Commission Expires: February 1, 2011

ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011

07-04490

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 $104,500.

Affiant

STATE OF ~~TENNESSEE~~ NC }
} *ss.*
COUNTY OF ~~DAVIDSON~~ Forsyth }

Sworn to and Subscribed before me this 31st day of May 2007.

Notary-Public

My Commission Expires:_____

D KEVIN ALTMAN
Notary Public-North Carolina
COUNTY OF FORSYTH
My Commission Expires September 5, 2011

07-04490