Davidson County DEEDTRS
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20071015-0121869

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20060201-0012612

Responsible Taxpayer and Property Owner:
Tax Parcel No. 94.01-271

Name: Bank of New York as trustee for the Certificateholders CWALT, Inc Alternative Loan Trust 2006-7CB, Mortgage Pass-Through Certificates Series 2006-7CB
Address: 7105 Corporate Drive
Plano, TX 75024

Common Description: 511 Village Court
Nashville, TN 37206
Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $61,605.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me, by Philip M. Kleinsmith, Trustee, this 18th day of September, 2007.

Notary Public
My Commission Expires: 11/07/10.

KRISTINE SALES NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES 11/07/2010

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Mark and Maureen Lepera** dated **January 25, 2006** and recorded **February 1, 2006** at Inst. No.

20060201-0012612, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Mortgage Electronic Registration Systems Inc acting solely as nominee for America's Wholesale Lender** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Tuesday, **September 18, 2007** at 10:00 a.m. pursuant to the advertisement published in the **Davidson AM** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Bank of New York as trustee for the Certificateholders CWALT, Inc Alternative Loan Trust 2006-7CB, Mortgage Pass-Through Certificates Series 2006-7CB** became the highest and best bidder(s) at and for the sum of **$61,605.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Bank of New York as trustee for the Certificateholders CWALT, Inc Alternative Loan Trust 2006-7CB, Mortgage Pass-Through Certificates Series 2006-7CB**, Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded at Inst. No. **20060201-0012612**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 18th day of September, 2007.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Kristine Sales, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 18th day of September, 2007.

KRISTINE SALES NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES 11/07/2010

Notary Public

My Commission Expires: 11/07/10.

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Revised Plan of Shelby Village No. One, of record in Plat Book 1835, page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mark LePera by deed from William R. Weakley, unmarried of record in Instrument no. 20051024-0127801, Register's Office for Davidson County, Tennessee.