SPECIAL WARRANTY DEED

NELDA KERSHNER
My Commission Expires
November 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,700.00

Susan K Taylor
Affiant Susan K Taylor, Asst. Scy

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 2008

Nelda Kershner
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT4013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Kilpatrick	New Owner	082-07-0083.00
(NAME)	(NAME)	
801 Stockell Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bank of New York as Trustee for the Certificateholders of CWABS Inc. Asset Backed Notes Series 2006-SD3, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO John Kilpatrick,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being the westerly 87 1/4 feet of Lot No. 65 on the map of V.S. Lindsley's addition to Edgefield, now East Nashville, as of record in Book 57, Page 25, Register's Office for said county. Said part of No. 65 fronts 50 feet on the easterly side of Stockell, formerly Vansindarine Street and runs back between parallel lines, with the northerly margin of Hancock, formerly Center Street 87 1/4 feet to a dead line.

Being the same property devised to Janet Vanessa Sweatt by Last Will and Testament of Robert Lee Mullins dated December 2, 1996 and recorded March 10, 1999 in Book 11377, Page 505, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders of CWABS Inc. Asset Backed Notes Series 2006-SD3 by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated May 8, 2007 and recorded May 24, 2007 in Instrument Number 20070524-0061723, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐					
This is ☒ improved	property, known as	801 Stockell Street		Nashville	37207
		(House Number, (Street)		(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee John Kilpatrick, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders of CWABS Inc. Asset Backed Notes Series 2006-SD3., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 01/25/08 13:52 3 pgs
Fees:18.00 Taxes:154.29
20080125-0008201

IN WITNESS WHEREOF, the said Bank of New York as Trustee for the Certificateholders of CWABS Inc. Asset Backed Notes Series 2006-SD3., has executed this deed this 4th day of January, 2008

Bank of New York as Trustee for the Certificateholders of CWABS Inc. Asset Backed Notes Series 2006-SD3 by Countrywide Home Loans Inc., as Attorney in Fact

By Susan K Taylor, Assistant Secretary

Witness: Phyllis Betts

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Susan K Taylor, Assistant Secretary, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Secretary of Countrywide Home Loans Inc., the Attorney in Fact of said Bank of New York as Trustee for the Certificateholders of CWABS Inc. Asset Backed Notes Series 2006-SD3., the within named bargainor, and that he/she as such Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 200705140057462of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 4th day of January, 2008

Notary Public

My Commission expires: _____

NELDA KERSHNER
My Commission Expires
November 7, 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT4013

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

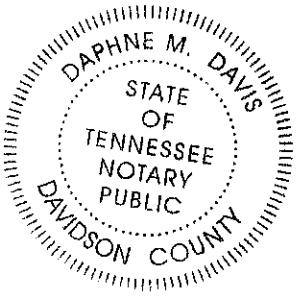
Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009



(Seal)