Box 5

This document prepared by (and after recording return to):

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC.
Name: ALTERNATIVE LOAN TRUST 2006-2CB MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-2CB
Firm c/o U. S. Land Title, LLC
Address: 4875 Olde Towne Parkway
Suite 50
Marietta, GA 30068
Phone: (770) 977-0933
Loan No. 84026488
USLT No. 85000737
Other File No. 84026488

Davidson County DEEDWARR
Recvd: 03/27/08 09:35 5 pgs
Fees:28.00 Taxes:551.30
20080327-0030584

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-2CB MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-2CB, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **JEFFREY D. SMITH,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF THE FIRST AMENDMENT OF ABBINGTON PARK, PHASE ONE SECTION THREE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20040728-0090230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

The property hereinabove described was acquired by the Grantor by instrument recorded in INSTRUMENT NO. 20080213-0014565 in the aforesaid County and State.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 14 day of March, 20 08.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-2CB MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-2CB
BY: COUNTRYWIDE HOME LOANS SERVICING, LP
AS IT'S ATTORNEY IN FACT

By: _____

Its: Eric Jordan, Assistant Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned authority, Janice Jones notary public of the State and County mentioned, personally appeared Eric Jordan who, upon oath, acknowledged him/herself to be Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING, LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-2CB MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-2CB, the within named bargainor, and that he/she as such Eric Jordan, being authorized to do so, executed the foregoing instrument in behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-2CB MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-2CB as the Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING, LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-2CB MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-2CB and declared that he/she in his/her capacity as Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING, LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-2CB MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-2CB

WITNESS my hand and seal at office this 14 day of March, 20 08.

JANICE M JONES
My Commission Expires
May 9, 2011

Notary Public, My commission expires:

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $149,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

JANICE M JONES
My Commission Expires
May 9, 2011

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Tax ID No.: 062020B114.00	
Transfer Tax: $	
Drafted by and return to after recording:	**Send new tax bills to:** new owner

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-2CB MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-2CB	JEFFREY D. SMITH 3357 Cain Harbor Nashville, TN 37214
,	,
File No: 85000737	
Client No.: 84026488	
Other No: 84026488	

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF THE FIRST AMENDMENT OF ABBINGTON PARK, PHASE ONE SECTION THREE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20040728-0090230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Parcel ID #: 062020B114.00