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 2006-7CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-7CB
Firm	c/o U. S. Land Title, LLC
Address:	4875 Olde Towne Parkway Suite 50 Marietta, GA 30068
Phone:	(770) 977-0933
Loan No.	210185
USLT No.	75009152
Other File No.	210185

Davidson County DEEDWARR
Recvd: 04/02/08 09:35 4 pgs
Fees:23.00 Taxes:214.60

20080402-0032842

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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 2006-7CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-7CB, 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 **ALEXIS M. SPRINGER,** (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. 5 ON THE REVISED PLAN OF SHELBY VILLAGE NO. ONE, OF RECORD IN PLAT BOOK 1835, PAGE 63, 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.

The property hereinabove described was acquired by the Grantor by instrument recorded in INSTRUMENT NO. 20071015-0121869 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 27 day of March, 2008.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC ALTERNATIVE LOAN TRUST 2006-7CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-7CB
BY: COUNTRYWIDE HOME LOANS SERVICING, LP
AS IT'S ATTORNEY IN FACT

By: _____

Its: Melissa Listhrop Assistant Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned authority, Angelina Archivald notary public of the State and County mentioned, personally appeared Melissa Listhrop 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 2006-7CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-7CB, the within named bargainor, and that he/she as such Asst Secretary, 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 2006-7CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-7CB 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 2006-7CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-7CB 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 2006-7CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-7CB

WITNESS my hand and seal at office this 27 day of March, 20 08.

ANGELINA ARCHIVALD
My Commission Expires
February 1, 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 $58,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant Les Geurin

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Tax ID No.: ~~097893394~~ 94-01-271.00	
Transfer Tax: $ 58,000.00	
Drafted by and return to after recording:	**Send new tax bills to:** Alexis M Stringer 511 Village Ct Nashville, TN 37206

ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011

new owner

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC ALTERNATIVE LOAN TRUST 2006-7CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-7CB	ALEXIS M. SPRINGER 511 Village Court Nashville, Tn. 37206
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File No: 75009152	
Client No.: 210185	
Other No: 210185	