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.	74252168
USLT No.	75000280
Other File No.	74252168

Davidson County DEEDWARR
Recvd: 05/12/08 12:16 4 pg
Fees:23.00 Taxes:210.53

20080512-0048731

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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 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:

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 IT'S ATTORNEY IN FACT

By: _____

Its: Cindy Ton, Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, _____ notary public of the State and County mentioned, personally appeared Cindy Ton who, upon oath, acknowledged him/herself to be Asst. 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 05 day of March, 20 08.

_____

Notary Public, My commission expires:

SHUNTAVIA REYNOLDS
My Commission Expires
April 11, 2011

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $56,900.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Maria Castillo

Affiant Maria Castillo

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

Shuntavia Reynolds

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Tax ID No.: 059E E 022.01	
Transfer Tax: $ 56,900.00	
Drafted by and return to after recording:	**Send new tax bills to:** 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 SPRINGER 1116 Glenview Drive Nashville, TN 37206
,	,
File No: 75000280	
Client No.: 74252168	
Other No: 74252168	

SHUNTAVIA REYNOLDS
My Commission Expires
April 11, 2011

*Power of Attorney of record in Book 10584, Page 902, Register's Office of Davidson, County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Haynie's Central Park, of record in Book 161, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Carl W. Cole by deed of record in Book 6616, Page 233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing of record in Book 161, Page 115, said Register's Office.

Also known as 1116 GLENVIEW DRIVE, NASHVILLE, TN 37206

Parcel ID #: ~~**059E E 022.01**~~ 094 05 0 008 00

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 05 day of March, 20 08.