Box 5

This document prepared by (and after recording return to):	
Name:	Bank of New York as Trustee for the Certificateholder Scwabs Inc. Asset Backed Notes Series 2006-SD3
Firm	c/o U. S. Land Title, LLC
Address:	4875 Olde Towne Parkway Suite 50 Marietta, GA 30068
Phone:	(770) 977-0933
Loan No.	84003428
USLT No.	85000049
Other File No.	84003428

Davidson County DEEDWARR
Recvd: 05/13/08 10:08 4 pg:
Fees:23.00 Taxes:251.60

20080513-0049102

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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 Certificateholder Scwabs Inc. Asset Backed Notes Series 2006-SD3, 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 **Holly Butler,** (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:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by the Grantor by instrument recorded in Book INSTRUMENT NO. 20071231-0148830 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 7 day of May, 2008.

Bank of New York as Trustee for th
Certificateholder Scwabs Inc. Asset
Notes Series 2006-SD3
BY: COUNTRYWIDE HOME LOA
SERVICING LP

By: Eric Jordan

Its: Eric Jordan, Assistant Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned authority, Rodney Johnson 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 Certificateholder Scwabs Inc. Asset Backed Notes Series 2006-SD3, 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 Certificateholder Scwabs Inc. Asset Backed Notes Series 2006-SD3 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 Certificateholder Scwabs Inc. Asset Backed Notes Series 2006-SD3 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 Certificateholder Scwabs Inc. Asset Backed Notes Series 2006-SD3

WITNESS my hand and seal at office this 7 day of May, 20 08.

Rodney S Johnson 10-24-09
Notary Public, My commission expires:

RODNEY LEE JOHNSON
Notary Public, State of Texas
My Commission Expires 10-24-09

ERIC JORDAN
My Commission Expires
January 31, 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 $68,000.00 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 me before me on ~~the date written above.~~ May 12, 2008.

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Tax ID No.: 07204023000	
Transfer Tax: $	New Owner's Address and
Drafted by and return to after recording:	**Send new tax bills to:**
Bank of New York as Trustee for the Certificateholder Scwabs Inc. Asset Backed Notes Series 2006-SD3	Holly Butler 913 Clayton Avenue Nashville, TN 37204
,	,
File No: 85000049	
Client No.: 84003428	
Other No: 84003428	

Power of Attorney of record as Instrument No. 20080402-0032841, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of a Resubdivision of part of Country Club Estates,
of record in Book 1424, page 126, Register's Office for said County.

Said Lot No. 14 fronts 70 feet on the Northeasterly margin of Ardee Avenue and extends back 175 feet on the
Northwesterly line and 128 feet on the Southeasterly line to a dead line in the rear, measuring 85.45 feet theron.

Parcel ID #: 07204023000