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 Address: c/o U. S. Land Title, LLC
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: 05/19/08 10:04 4 pgs
Fees:23.00 Taxes:210.53
20080519-0050926

Above This Line Reserved For Official Use Only

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:

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 #: 09405000800

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 the13 day of May, 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 IT'S ATTORNEY IN FACT

Maria Castillo, Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, Cindy Ton notary public in the State and County mentioned, personally appeared Maria Castillo 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 this13 day of May, 2008.

Notary Public, My commission expires:

CINDY TON
My Commission Expires
June 18, 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.

Affiant Eric Jordan

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CINDY TON
My Commission Expires
June 16, 2011

Tax ID No.: 09405000800	
Transfer Tax: $ 56,900.00	
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 2006-7CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-7CB	ALEXIS SPRINGER 2716 Rosedale Place Nashville, Tn. 37211
,	,
File No: 75000280	
Client No.: 74252168	
Other No: 74252168	