This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

Davidson County DEEDTRS
Recvd: 06/30/08 13:30 4 pgs
Fees:23.00 Taxes:393.06
20080630-0067199

INST. NO. 20060612-0069565

Responsible Taxpayer and Property Owner:
Tax Parcel No. 53-05-A-20.00

Name: Bank of New York as Trustee for the Certificateholders of CWABS Inc. Asset Backed Certificates Series 2006-7

Address:c/o 7105 Corporate Drive
Plano, TX 75024

Common Description: 903 Cheyenne Trace Ct.
Nashville, TN 37215

Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $106,231.34 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 19th day of June, 2008

Notary Public
My Commission Expires: 10/21/2011

ANGENETTE LINAMAN
NOTARY PUBLIC
STATE OF COLORADO

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Sherri Nichols** dated **06/05/2006** and

recorded **06/12/2006** at Instrument No. **20060612-0069565**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Mortgage Electronic Systems, Inc. acting solely as nominee for America's Wholesale Lender** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **June 19, 2008** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Business Journal** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Bank of New York as Trustee for the Certificateholders of CWABS Inc. Asset Backed Certificates Series 2006-7** became the highest and best bidder(s) at and for the sum of **$106,231.34** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Bank of New York as Trustee for the Certificateholders of CWABS Inc. Asset Backed Certificates Series 2006-7**, Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded at Instrument No. **20060612-0069565**, referred to therein.

If the United States of America, Internal Revenue Service and/or this state's similar agency were required to be given special notice of the aforesaid sale, said notice and/or notices and any response and/or responses thereto are attached hereto. Further, this conveyance is made subject to those governmental agencies special redemption rights (i.e. 120 days after sale).

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 19th day of June, 2008.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Angenette Linaman, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 19th day of June, 2008.

ANGENETTE LINAMAN NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 10/21/2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot no. 20 on the Plan of Cheyenne Trace, of record in Plat Book 7900, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Stephanie R. Newsome, by Deed from Dayton B. McDonald and wife, Joann McDonald dated November 19, 1999, of record in Book 11754, Page 706, Register's Office for Davidson County, TN. Further being conveyed to Dayton B. McDonald and wife, Joann McDonald , by Quitclaim Deed from Dayton B. McDonald, dated October 4, 1995, of record in Book 10582, Page 557 Register's Office for Davidson County, TN. Further conveyed to Sherri Nichols, a single woman by deed dated 6/5/06 and recorded in Instrument # _____X_____, Register's Office for said County.

903 Cheyenne Trace Court, Nashville, TN 37215

X20060612-
0069564