RETURN TO:
Real Estate Loan Services
1100 Kermit Drive, Suite 204
Nashville, TN 37217

This document prepared by (and after recording return to):		
Name:	BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17	
Firm	c/o U. S. Land Title, LLC	
Address:	4875 Olde Towne Parkway Suite 50 Marietta, GA 30068	
Phone:	(770) 977-0933	
Loan No.	74283221	
USLT No.	75001492	
Other File No.	74283221	

Davidson County DEEDWARR
Recvd: 07/18/08 13:15 4 pgs
Fees:23.00 Taxes:133.20
20080718-0073885

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 CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17, 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 **GREGORY S SMOAK,** (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 INSTRUMENT NO. 20071214-0144017 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 9th day of July, 2008

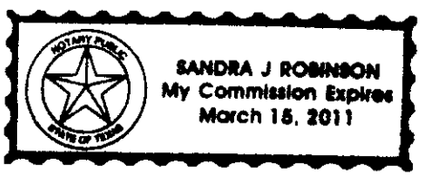
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17
BY: COUNTRYWIDE HOME LOANS SERVICING LP

By: _____
Evelyn Waithaka
Its: Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, Sandra J. Robinson notary public of the State and County mentioned, personally appeared Evelyn Waithaka who, upon oath, acknowledged him/herself to be Assistant Secretay of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17, the within named bargainor, and that he/she as such Assistant Secretary, being authorized to do so, executed the foregoing instrument in behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17 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 CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17 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 CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17

WITNESS my hand and seal at office this 9th day of July, 20 08 .

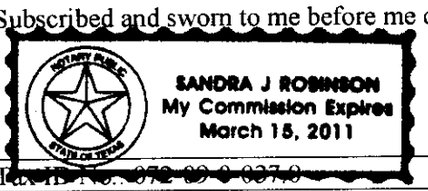


Notary Public, My commission expires: 3/15/2011
Sandra J. Robinson

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $36,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant / Evelyn Waithaka

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



NOTARY PUBLIC / SANDRA J. ROBINSON
MY COMMISSION EXPIRES: 3/15/2011

Tax ID No.: 072 09 0 027.0	
Transfer Tax: $ 36,000.00	New Owner
Drafted by and return to after recording:	**Send new tax bills to:**
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17	GREGORY S SMOAK 1400 Sheridan ST # J-19 Hollywood, FL 33020
File No: 75001492	
Client No.: 74283221	
Other No: 74283221	

***POA of record in Book #10584, Page #902, register's office of Davidson County, Tn.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 39 ON THE PLAN OF VICTORY HEIGHTS SUBDVISION, AS OF RECORD IN BOOK 1130, PAGE 97, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF CHICKASAW AVENUE AT THE CORNERS OF LOTS 38 AND 39; THENCE WITH SAID LINE 150 FEET IN A NORTHERLY DIRECTION TO A POINT; THENCE EASTERLY 102 FEET TO THE WESTERLY MARGIN OF JEWEL STREET; THENCE WITH SAID MARGIN SOUTHERLY 130.6 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE SOUTHWESTERLY 42.23 FEET TO THE NORTHERLY MARGIN OF CHICKASAW AVENUE; THENCE WITH SAID MARGIN WESTERLY 43.2 FEET TO THE POINT OF BEGINNING.

PROPERTY COMMONLY KNOWN AS: 945 CHICKASAW AVENUE, NASHVILLE, TENNESSEE 37207

Parcel ID #: 072-09-0-037.0