SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/08 11:09 2 pgs
Fees:13.00 Taxes:325.60

20080723-0075475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant Jerome DeVaccaro ABBT Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2008

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

LES GEURIN
My Commission Expires
February 14, 2011

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT4408

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis R. Deken and Carol J. Deken	COUNTRYWIDE BANK, FSB	133-12-0 231.00
(NAME)	(NAME)	
4004 Scotwood Dr	P.O. BOX 961206	LOAN NO
(ADDRESS)	(ADDRESS)	
	FTWX-22	PK4334544
Nashville TN 37211	FORTWORTH TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bank of New York as Trustee for the Certificateholders CWALT, Inc. alternative loan trust 2006-OC10, Mortgage Pass-Through Certificates, Series 2006-OC10, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Louis R. Deken and Carol J. Deken,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section Three, Greenwood Hills, of record in Book 5050, Page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Crenshaw and wife, Gayle A. Crenshaw by Warranty Deed from Sanchez Germaine Harley and wife, LaJuanda J. Street-Harley dated February 29, 1996 and recorded March 6, 1996 in Book 9970, Page 548, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders CWALT, Inc. alternative loan trust 2006-OC10, Mortgage Pass-Through Certificates, Series 2006-OC10 by Trustee's Deed from Billy Glass as Co-Trustee dated August 1, 2007 and recorded August 8, 2007 in Instrument Number 20070808-0094659, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 4004 Scotwood Dr Nashville 37211
improved
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Louis R. Deken and Carol J. Deken, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders CWALT, Inc. alternative loan trust 2006-OC10, Mortgage Pass-Through Certificates, Series 2006-OC10, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Bank of New York as Trustee for the Certificateholders CWALT, Inc. alternative loan trust 2006-OC10, Mortgage Pass-Through Certificates, Series 2006-OC10, has executed this deed this 2nd day of July, 2008

Bank of New York as Trustee for the Certificateholders
CWALT, Inc. alternative loan trust 2006-OC10, Mortgage
Pass-Through Certificates, Series 2006-OC10 by
Countrywide Home Loans Servicing LP, as Attorney in Fact

By Walid Mouneimne, Asst. Secretary

Rocio Iniguez

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Walid Mouneimne, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans Servicing LP, the Attorney in Fact of said Bank of New York as Trustee for the Certificateholders CWALT, Inc. alternative loan trust 2006-OC10, Mortgage Pass-Through Certificates, Series 2006-OC10, the within named bargainor, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20080402-0032841 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 2nd day of July, 2008

Notary Public

My Commission expires: _____

NOTARY PUBLIC STATE OF TEXAS
LES GEURIN
My Commission Expires
February 14, 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT4408