Box 56

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SPECIAL WARRANTY DEED

NOTARY PUBLIC STATE OF TEXAS
ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant Lizeth Garcia

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July 2008

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

RT6900

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Webb and Jay Nelson		072-09-0 334.00 /
(NAME)	(NAME)	
920 Carolyn Avenue	NEW OWNERS	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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, The Bank of New York as Trustee for the Certificateholders CWALT Inc. Alternative Loan Trust 2006-7CB Mortgage Pass-Through Certificates Series 2006-7CB, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Patrick Webb, married man and Jay Nelson, married man

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:

Being Lot 96, on the Map of Irvington of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda Roberts, unmarried, by Warranty Deed from David Thomas Francis, unmarried, dated March 15, 2006 and recorded March 22, 2006 in Instrument Number 20060322-0032769, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders CWALT Inc. Alternative Loan Trust 2006-7CB Mortgage Pass-Through Certificates Series 2006-7CB by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated May 6, 2008, recorded May 30, 2008, of record in Instrument No. 20080630-0055352, Register's Office, 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 improved ☒ property, known as 920 Carolyn Avenue Nashville 37216
(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 Patrick Webb and Jay Nelson, and his/her/their assigns, forever.

Said The Bank of New York as Trustee for the Certificateholders CWALT Inc. Alternative Loan Trust 2006-7CB Mortgage Pass-Through Certificates Series 2006-7CB, 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.

Davidson County DEEDWARR
Recvd: 08/01/08 11:16 2 pgs
Fees:13.00 Taxes:277.50
20080801-0079111

IN WITNESS WHEREOF, the said The Bank of New York as Trustee for the Certificateholders CWALT Inc Alternative Loan Trust 2006-7C B Mortgage Pass-Through Certificates Series 2006-7C B, has executed this deed this ~~23rd~~ 24th day of July, 2008

The 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 as Attorney in Fact

Lizeth Garcia

By NeoNeshia Stovall, Asst Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared NeoNeshia Stovall, Asst Secretary, 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 The 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 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 ~~23rd~~ 24th day of July, 2008

Notary Public

My Commission expires: _____

ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011

RETURN TO:

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

RT6900