Davidson County DEEDWARR
Recvd: 08/05/08 09:38 4 pgs
Fees:23.00 Taxes:599.40

20080805-0080462

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 2006-11
Firm Address: c/o U. S. Land Title, LLC
4875 Olde Towne Parkway
Suite 50
Marietta, GA 30068
Phone: (770) 977-0933
Loan No. 84026482
USLT No. 85000731
Other File No. 84026482

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

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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 2006-11, 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 **SAMAD SINDI,** (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 Book _____ at Page _____ 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 COVENANTS 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 22 day of July, 2008.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET BACKED CERTIFICATES SERIES 2006-11
BY: COUNTRYWIDE HOME LOANS SERVICING LP

By: _____

Its: NeoNesha Stovall Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, Cindy Ton notary public of the State and County mentioned, personally appeared NeoNesha Stovall 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 CWABS, INC. ASSET BACKED CERTIFICATES SERIES 2006-11, 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 CWABS, INC. ASSET BACKED CERTIFICATES SERIES 2006-11 as the Asst. 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 2006-11 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 2006-11

WITNESS my hand and seal at office this 22 day of JULY, 2008.

_____

NOTARY PUBLIC STATE OF TEXAS
CINDY TON
My Commission Expires
June 18, 2011

Power of Attorney of record as Instrument No. 20080611-0059924, in the Register's Office for Davidson County, Tennessee.

Notary Public, My commission expires:

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $162,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

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

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CINDY TON
My Commission Expires
June 18, 2011

Tax ID No.: 174000/01700	
Transfer Tax: $ 162,000.00	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 2006-11	SAMAD SINDI 2905 Katonka Court Antioch, TN 37013
File No: 85000731	
Client No.: 84026482	
Other No: 84026482	

EXHIBIT "A"

Being Lot 242, as shown on Cane Ridge Farm, Phase VI, Section 1, of record in Instrument No. 20050209-0015098, Register's Office for Davidson County, Tennessee, To which plan reference is hereby made for a more complete and accurate legal Description.

Property commonly known as: 2905 Katonka Court, Antioch, Tn 37013.

Being the same property conveyed to Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset Backed Certificates Series 2006-11, by Successor Trustee's Deed, By Everett L. Hixson, Jr as Successor Trustee for Centennial Bank. Filed for record on_____in instrument No. 20080805 0080461 **Register's office for Davidson County, Tn.**