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This document prepared by (and after recording return to):		
	THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS S CWALT, INC.	
Name:	ALTERNATIVE LOAN TRUST 2006-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-28CB	
Firm	c/o U. S. Land Title, LLC	
Address:	4875 Olde Towne Parkway Suite 50 Marietta, GA 30068	
Phone:	(770) 977-0933	
Loan No.	84050870	
USLT No.	85001305	
Other File No.	84050870	

Davidson County DEEDWARR
Recvd: 08/12/08 13:51 3 pg
Fees:18.00 Taxes:488.40
20080812-0082986

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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, **THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS S CWALT, INC. ALTERNATIVE LOAN TRUST 2006-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-28CB, 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 **NASHAT HENEN and FOLAH IBRAHIM,** (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. 20080611-0060025 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, 20 08

THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS S CWALT, INC. ALTERNATIVE LOAN TRUST 2006-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-28CB
BY: COUNTRYWIDE HOME LOANS SERVICING LP

By: _____

Its: Cindy Ton, Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, _____ notary public of the State and County mentioned, personally appeared Cindy Ton who, upon oath, acknowledged him/herself to be Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS S CWALT, INC. ALTERNATIVE LOAN TRUST 2006-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-28CB, the within named bargainor, and that he/she as such Assistant Secretary being authorized to do so, executed the foregoing instrument in behalf of THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS S CWALT, INC. ALTERNATIVE LOAN TRUST 2006-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-28CB as the Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS S CWALT, INC. ALTERNATIVE LOAN TRUST 2006-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-28CB 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 THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS S CWALT, INC. ALTERNATIVE LOAN TRUST 2006-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-28CB

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

WALID M MOUNEIMNE
My Commission Expires
September 21, 2011

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 $132,000.00 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:

Tax ID No.: 149-07-0--043.00-00	
Transfer Tax: $	
Drafted by and return to after recording:	**Send new tax bills to:** + NEW OWNER
THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS S CWALT, INC. ALTERNATIVE LOAN TRUST 2006-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-28CB	NASHAT HENEN and FOLAH IBRAHIM 3289 Clapham Antioch, TN 37013
File No: 85001305	
Client No.: 84050870	
Other No: 84050870	

WALID M MOUNEIMNE
My Commission Expires
September 21, 2011

Exhibit "A"

Being Lot No. 43 on the final plat, Highlands of Chelsea Village, section two, as shown by plat appearing of record in Instrument No. 20050615-0068393, corrected at Instrument No. 20051031-0131297, and 20050031-0031368, Register's Office for Davidson County, Tennessee.