RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Darryl E. Hancock a/k/a Darryl Eugene Hancock and Jamie L. Hancock a/k/a Jamie Lynn Hancock

GRANTEE(s)
Bank of New York as Trustee for the Certificateholders, CWABS, Inc. Asset-Backed Certificates, Series 2006-7

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 09/15/08 09:37 2 pg
Fees:13.00 Taxes:382.12
20080915-0093960

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 10, 2006 and recorded April 4, 2006, as Instrument No. 20060404-0038621 in the Register's Office of Davidson County, Tennessee, Darryl E. Hancock a/k/a Darryl Eugene Hancock and Jamie L. Hancock a/k/a Jamie Lynn Hancock conveyed to Arnold M. Weiss, as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as Nominee for Countrywide Home Loans, Inc. and Countrywide Home Loans Inc.'s Successors and Assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **SHELLIE WALLACE** as Successor Trustee and **SHELLIE WALLACE** as Co-Trustee by instrument of record recorded on July 25, 2008 as Instrument No. 20080725-0076377 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on September 3, 2008 at the SOMMET CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Bank of New York as Trustee for the Certificateholders, CWABS, Inc. Asset-Backed Certificates, Series 2006-7, at and for the sum of $103,275.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Bank of New York as Trustee for the Certificateholders, CWABS, Inc. Asset-Backed Certificates, Series 2006-7 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Bank of New York as Trustee for the Certificateholders, CWABS, Inc. Asset-Backed Certificates, Series 2006-7, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for said County. Said Lot No. 12 fronts 70.0 feet on the southwesterly side of Benita Drive and extends back between parallel lines 190 feet to a dead line in the rear measuring 70 feet thereon. Being the same property conveyed to Darryl E. Hancock and wife, Jamie L. Handcock, by deed for record in Instrument No. 20060404-0038620, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 415 Benita Drive, Nashville, Tennessee 37211.
>
> Tax Parcel No.: 133120015

TO HAVE AND TO HOLD the said real property above described, together with the privileges and

appurtenances and hereditaments thereunto belonging or in any way appertaining unto Bank of New York as Trustee for the Certificateholders, CWABS, Inc. Asset-Backed Certificates, Series 2006-7, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 11 day of Sept, 08.

Shellie Wallace, Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 11 day of Sept, 08.

Notary Public

My Commission Expires:

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $103,275.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 11 day of Sept, 08.

Notary Public

My Commission Expires:

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of New York as Trustee for the Certificateholders, CWABS, Inc. Asset-Backed Certificates, Series 2006-7
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024