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

This document prepared by (~~and after recording return to~~):	
Name:	BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-22
Firm Address:	c/o U. S. Land Title, LLC 4875 Olde Towne Parkway Suite 50 Marietta, GA 30068
Phone:	(770) 977-0933
Loan No.	284393
USLT No.	85006716
Other File No.	284393

Davidson County DEEDWARR
Recvd: 09/16/08 12:20 4 pgs
Fees:23.00 Taxes:493.95
20080916-0094676

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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 OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-22, 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 **ADEL M TAWFILIS and AMAL M FARAG,** (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. 20080630-0066842 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 14 day of August, 2008.

POA of record in the register's office of Davidson County, TN in Ins# 342242.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-22 BY: COUNTRYWIDE HOME LOANS SERVICING LP

By: _____

Its: Janice Jones, Asst Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned authority, _____ notary public of the State and County mentioned, personally appeared Janice Jones who, upon oath, acknowledged him/herself to be Asst Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-22, 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 OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-22 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 OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-22 and declared that he/she in his/her capacity as Asst Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-22

WITNESS my hand and seal at office this 14 day of August, 20 08.

_____

NOTARY PUBLIC STATE OF TEXAS
ERIC JORDAN
My Commission Expires
January 31, 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 $133,500.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant Liseth Garcia, Escrow Officer

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Tax ID No.: 14712OB01300	
Transfer Tax: $ 133,500.00	New Owner
Drafted by and return to after recording:	**Send new tax bills to:**
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-22	ADEL M TAWFILIS and AMAL M FARAG 4069 Hollis Hill [redacted] Drive Nashville, TN 37211
File No: 85006716	
Client No.: 284393	
Other No: 284393	

NOTARY PUBLIC STATE OF TEXAS
ERIC JORDAN
My Commission Expires
January 31, 2011

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO., 13 ON THE FINAL PLAT OF CLASSIC MEADOWS, OF RECORD IN INSTRUMENT NO., 20040715-0084487, AND BY SURVEYORS CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20050303-0023638, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 4069 HOLLIS HILL DRIVE, NASHVILLE, TN 37211

Parcel ID #: 14712OB01300