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 CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17
Firm	c/o U. S. Land Title, LLC
Address:	1900 The Exchange Building 500 Atlanta, GA 30339
Phone:	(770) 977-0933
Loan No.	292187
USLT No.	85007134
Other File No.	292187

Davidson County DEEDWARR
Recvd: 10/06/08 10:42 4 pg:
Fees:23.00 Taxes:510.60
20081006-0101217

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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 2006-17, 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 **WINSTON S GIPSON and JANICE D GIPSON,**(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. 20080717-0073318 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 September, 20 08.

POA of record in the Register's Office of Davidson, County, TN
Inst # ~~342243~~
20080611 0059924

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17
BY: COUNTRYWIDE HOME LOANS SERVICING LP

By: Raquel Black

Its: Asst. Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, Toni L. Gary notary public of the State and County mentioned, personally appeared Raquel Black 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 CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17, 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 2006-17 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 2006-17 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 CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17

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

Toni L. Gary

TONI L. GARY
My Commission Expires
January 30, 2011

Notary Public, My commission expires: 1/30/2011

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $138,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant Raquel Black, Asst Secretary

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

TONI L. GARY
My Commission Expires
January 30, 2011

NOTARY PUBLIC Toni L. Gary
MY COMMISSION EXPIRES: 1/30/2011

Tax ID No.: 164F00A293	
Transfer Tax: $ 138,000.00	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 2006-17	WINSTON S GIPSON and JANICE D GIPSON 3516 Beutwood CT
	Antioch TN 37013
,	,
File No: 85007134	
Client No.: 292187	
Other No: 292187	

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 380, SUMMERFIELD, VILLAGE SEVEN, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20041130-0142175, IN THE REGISTER'S OFFICE, DAVIDISON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

PROPERTY COMMONLY KNOWN AS: 3516 BENTWOOD COURT, ANTIOCH, TENNESSEE, 37013

Parcel ID #: 164100A293