After Recording Return to:
Sterling Title Services
215 ward circle #101
Brentwood TN 37027

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 2006-7
Firm	c/o U. S. Land Title, LLC
Address:	1900 The Exchange Building 500 Atlanta, GA 30339
Phone:	(770) 977-0933
Loan No.	84026474
USLT No.	85000723
Other File No.	84026474

Davidson County DEEDWARR
Recvd: 10/07/08 12:36 5 pgs
Fees:28.00 Taxes:366.30
20081007-0101753

Above This Line Reserved For Official Use Only

Send TAX Bill to New owner-
Clint Haynes
521 New Castle
Hermitage TN 37076

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 2006-7, 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 **CLINT HAYNES,** (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. 20080204-0011360 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 19th day of September, 2008.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7
BY: COUNTRYWIDE HOME LOAN SERVICING LP

By: _____
Rocio Iniguez
Its: Assistant Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned authority, Bobbi Laughlin notary public of the State and County mentioned, personally appeared Rocio Iniguez who, upon oath, acknowledged him/herself to be Asst. Sec of **COUNTRYWIDE HOME LOAN SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7, the within named bargainor, and that he/she as such _____, 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 2006-7 as the Asst. Sec of **COUNTRYWIDE HOME LOAN SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7 and declared that he/she in his/her capacity as Assistant Secretary of **COUNTRYWIDE HOME LOAN SERVICING LP** which is the attorney-in-fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7

WITNESS my hand and seal at office this 19 day of September, 20 08.

_____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

IN WITNESS WHEREOF, the undersigned has set forth their hand and seals the date hereinabove foresaid.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-7
BY COUNTRYWIDE HOME LOAN SERVICING LP

By: _____
Rocio Inigue
Title: Assistant Secretary

Countrywide CP, Inc. CORPORATE SEAL JAN. 27, 1994

Sworn to and subscribed before me this 19 day of Sept 2008 .

_____
Notary Public

My commission Expires _____

Notary Seal

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

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 $99,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Fadarryl Lundy

Affiant Fadarryl Lundy

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

Bobbi Laughlin

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

Tax Parcel No.: 09805007300	
Transfer Tax: $	
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 2006-7	CLINT HAYNES
,	,
File No: 85000723	
Client No.: 84026474	
Other No: 84026474	

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 191 ON THE PLAN OF SECTION 9, LAKE PARK, AS OF RECORD IN PLAT BOOK 4955, PAGE 38, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 521 NEW CASTLE LN, HERMITAGE, TN 37076

Parcel ID #: 09805007300