Box 14-A
4143-1

Davidson County DEEDWARR
Recvd: 12/15/08 08:17 4 pgs
Fees:23.00 Taxes:214.23
20081215-0119812

This document prepared by (and after recording return to):
THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS
Name: CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-20
Firm c/o U. S. Land Title, LLC
Address: 1900 The Exchange Building 500 Atlanta, GA 30339
Phone: (770) 977-0933
Loan No. 338046
USLT No. 85009680
Other File No. 338046

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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 CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-20, 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 **JEFFREY L BEATY,** (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. 20081106-0110424 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 10 day of December, 2008.

THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-20 BY: COUNTRYWIDE HOME LOANS SERVICING LP

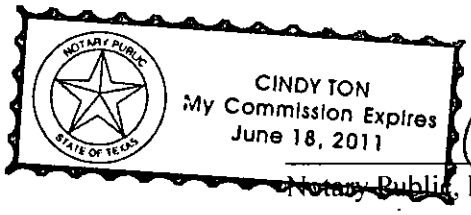
By: Maria E Castillo

Its: Maria E Castillo Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, _____ notary public of the State and County mentioned, personally appeared Maria E Castillo 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 CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-20, 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 CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-20 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 CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-20 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 CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-20

WITNESS my hand and seal at office this 10 day of December, 20 08.



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 $57,900.00 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.: 060-02-0-231.00	
Transfer Tax: $ 57,900.00	Address New Owner:
Drafted by and return to after recording:	**Send new tax bills to:**
THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-20	JEFFREY L BEATY 769 Balthrop Road Chapmansboro, TN 37035
,	,
File No: 85009680	
Client No.: 338046	
Other No: 338046	

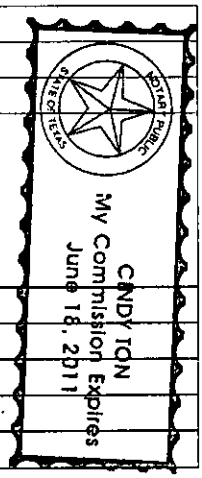


EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 177 ON THE PLAN OF PARKWOOD ESTATES, SECTION 1, OF RECORD IN PLAT BOOK 2900, PAGE 119 AND 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 3116 VAILVIEW DRIVE, NASHVILLE, TN 37207

Parcel ID #: 060-02-0-231.00