BOX #14A
G#4139-2

This document prepared by (and/after recording return to):

Name:	THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF 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.	329521
USLT No.	85009818
Other File No.	329521

Davidson County DEEDWARR
Recvd: 12/17/08 08:36 3 pgs
Fees:18.00 Taxes:295.63

20081217-0120628

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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 OF 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 **OMID YAMINI,** (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. 20081007-0101542 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 9 day of December, 20 08.

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

By: _____

Its: Melissa Listhrop Asst Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned authority, a notary public of the State and County mentioned, personally appeared Melissa Listhrop who, upon oath, acknowledged him/herself to be Asst Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES SERIES 2006-20, the within named bargainor, and that he/she as such Asst Secretary, being authorized to do so, executed the foregoing instrument in behalf of THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES SERIES 2006-20 as the Asst Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES SERIES 2006-20 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 THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES SERIES 2006-20

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

_____

NOTARY PUBLIC STATE OF TEXAS
LIZETH GARCIA
My Commission Expires
July 15, 2012

Notary Public, My commission expires: July 15, 2012

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $79,900.00 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.

LIZETH GARCIA
My Commission Expires
July 15, 2012

NOTARY PUBLIC
MY COMMISSION EXPIRES: July 15, 2012

Tax ID No.: 071 15 0 313	
Transfer Tax: $	ADDRESS OF NEW OWNER AND
Drafted by and return to after recording:	**Send new tax bills to:**
THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES SERIES 2006-20	OMID YAMINI P. O. Box 60863
	Nashville, TN 37206
,	,
File No: 85009818	
Client No.: 329521	
Other No: 329521	

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 135 on the Plan of C. F. Sharpe and W. L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to The Bank of New York as Trustee for the Certificateholders of CWABS Inc. Asset Backed Certificates Series 2006-20, by Successor Trustee's Deed dated September 25, 2008, from Philip M. Kleinsmith, Trustee, of record in Instrument No. 20081007-0101542, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.

THIS is improved property known as: 1204 North 2nd Street, Nashville, TN 37207.

Map 071-15-0 Parcel 313.00