SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/09 14:30 3 pgs
Fees:18.00 Taxes:266.40

20090223-0015693

STATE OF TEXAS
COUNTY OF COLLIN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $72,000.00

AFFIANT Rocio Iniguez

SUBSCRIBED AND SWORN TO ME ON THE 9th DAY OF February, 20 09.

NOTARY PUBLIC

MY COMMISSION EXPIRES

WALID M MOUNEIMNE
My Commission Expires
September 21, 2

THIS INSTRUMENT PREPARED BY & RETURN TO
Jim R. Vanderpool, P.C.
256 Seaboard Lane, G-104
Franklin, TN 37067
file # 09-02963 TURNER

RETURN TO:
Preparer

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ryan Turner	SAME	08315012700
2704 Hody Drive		
Nashville, TN 37206		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-3

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RYAN TURNER AND GREGORY S. TURNER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This property is commonly known as 2704 Hody Drive, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee; and the Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of the Grantor on this 9th day of February, 20 09.

Bank of New York as trustee for the Certificate Holders CWABS Inc. Asset-Backed Certificates, Series 2006-3 by Countrywide Home Loans LLP, its attorney in fact

BY:

ITS: Rocio Iniguez, Asst. Secretary

STATE OF Texas

COUNTY OF Collin

On the 9th day of February 20 09, before me personally appeared Rocio Iniguez (name), whom acknowledged themself to be the Asst. Secretary (title) of Countrywide Home Loans to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of and Bank of New York as trustee for the Certificate Holders CWABS Inc. Asset-Backed Certificates, Series 2006-3 and acknowledged that they executed the same as the free act and deed of said Bank of New York as trustee for the Certificate Holders CWABS Inc. Asset-Backed Certificates, Series 2006-3.

Witness my hand and official seal at Richardson (city), Texas (state)

Notary Public Walid

My Commission Expires:

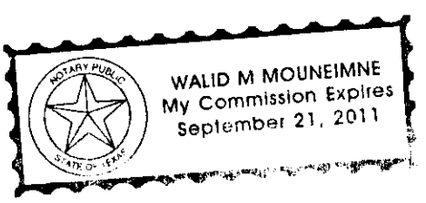


EXHIBIT A - LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING LOT 146, PLAN OF FORTLAND PARK, SECTION 2, ADDITION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2854, PAGE 85, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-3 BY TRUSTEE'S DEED FROM AARON SQUYRES, SUCCESSOR TRUSTEE, RECORDED MARCH 28, 2008 IN INSTRUMENT NO. 20080328-0031064, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT IS BEING EXECUTED IN BEHALF OF BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-3 PURSUANT TO A POWER OF ATTORNEY EXECUTED BY THE SAME AND BEING FILED FOR IN INSTRUMENT # _____ AND/OR BOOK 10584, PAGE 902, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL ZONING REGULATION, BUILDING RESTRICTION AND SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY; AND TAXES, FOR THE CURRENT YEAR WHICH IF PRORATED HAVE BEEN ASSUMED BY THE GRANTEE(S) HEREIN.

*THIS WARRANTY DEED WAS PREPARED AT THE REQUEST OF AND WITH INFORMATION PROVIDED BY NORTH AMERICAN TITLE CORPORATION, 3231 SUNSET BLVD. SUITE B, WEST COLUMBIA, SC 29169. THE PREPARER OF THE INSTRUMENT DID NOT CONDUCT A TITLE SEARCH.