Return to:

Clifford A. Branham, Esq.
800 Corporate Dr. #102A
Lexington, KY 40503

~~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 2006-26
Firm	c/o U. S. Land Title, LLC
Address:	1900 The Exchange Building 500 Atlanta, GA 30339
Phone:	(770) 977-0933
Loan No.	297261
USLT No.	85010012
Other File No.	297261

Davidson County DEEDWARR
Recvd: 03/02/09 13:56 4 pgs
Fees:23.00 Taxes:247.90

20090302-0018242

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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 2006-26, 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 **GARY SWAFFORD,** (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. 20080812-0082823 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 23rd day of December, 2008

POA Instrument # 342242
Book # 10584 Page # 902
Recording Date 8/28/97
Date Sent 1/8/2004

THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES SERIES 2006-26 BY: COUNTRYWIDE HOME LOANS

By: _____

Its: Rocio Iniguez, Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned authority, Walid Mouneimne notary public of the State and County mentioned, personally appeared Rocio Iniguez who, upon oath, acknowledged him/herself to be Asst. Secretary of **COUNTRYWIDE HOME LOANS** which is the attorney-in-fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES SERIES 2006-26, 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 2006-26 as the Asst. Secretary of **COUNTRYWIDE HOME LOANS** which is the attorney-in-fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES SERIES 2006-26 and declared that he/she in his/her capacity as Asst. Secretary of **COUNTRYWIDE HOME LOANS** which is the attorney-in-fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES SERIES 2006-26

WITNESS my hand and seal at office this 23rd day of December, 20 08 .

_____

NOTARY PUBLIC STATE OF TEXAS
WALID M MOUNEIMNE
My Commission Expires
September 21, 2011

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 $67,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant Rocio Iniguez, Asst. Secretary

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Tax ID No.: 162 01 0C 087	
Transfer Tax: $	
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 2006-26	GARY SWAFFORD – NEW OWNER Tax Address: 472 Hickory Glade Dr., Unit 87 Antioch, TN 37013
	New Owner Address Same as above
,	,
File No: 85010012	
Client No.: 297261	
Other No: 297261	

WALID M MOUNEIMNE
My Commission Expires
September 21, 2011

EXHIBIT "A"

A CERTAIN PLANNED UNIT DEVELOPMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 87 ON THE PLAN OF PHASE 2, HICKORY GLADE, OF RECORD IN BOOK 6250, PAGE 888, AS AMENDED IN BOOK 6900, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY,TO WHICH PLAT AND RECORD THEREFORE ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCES.

PROPERTY COMMONLY KNOWN AS: 472 HICKORY GLADE DRIVE UNIT 87, ANTIOCH, TN 37013

Parcel ID #: 162 01 0C 087