85008927

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

Name:	THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC1
Firm	c/o U. S. Land Title, LLC
Address:	1900 The Exchange Building 500 Atlanta, GA 30339
Phone:	(770) 977-0933
Loan No.	308009
USLT No.	85008927
Other File No.	308009

BILL GARRETT, Davidson County
Trans:T20090019359 DEEDWARR
Recvd: 03/24/09 11:16 5 pgs
Fees:28.00 Taxes:229.03
20090324-0026429

Above This Line Reserved For Official Use Only

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-BC1, 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 **SHERRELL BATEY and MINIS BATEY,** (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~~ > as instrument # 20080-12040117586 ~~Book~~ _____ ~~at Page~~ _____ 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 30th day of January, 2009.

THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC1
BY: Virtue of Power of Atty COUNTRYWIDE HOME LOANS SERVICING LP

By: _____

Its: Valinda Pickens, Asst. Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, Barbara Durham notary public of the State and County mentioned, personally appeared Valinda Pickens 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 CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC1, by individual as atty. of fact for entity, the within named bargainor, and that he/she as such _____, 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-BC1 by individual as atty. of fact for entity 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 CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC1 by individual as atty. of fact for entity 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 CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC1 by individual as atty. of fact for entity

WITNESS my hand and seal at office this 30 day of January, 20 09

BARBARA DURHAM
My Commission Expires
June 12, 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 $61,900.00 (SIXTY ONE THOUSAND NINE HUNDRED AND 00/100) which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant Valinda Pickens, Asst. Secretary

BARBARA DURHAM
My Commission Expires
June 12, 2012

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Tax ID No.: 059 11-0 232.00	
Transfer Tax: $	
~~Drafted by and return to after recording:~~	**Send new tax bills to:** see following page

THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC1	SHERRELL BATEY and MINIS BATEY 611 Lane Ct. Nashville, TN 37207
File No: 85008927	
Client No.: 308009	
Other No: 308009	

Prepared By + Return to:

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

EXHIBIT "A"

BEING LOT NO. 556, ON THE PLAN OF HAYNES MANOR, SECTION 4, OF RECORD IN PLAT BOOK 4175, PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 611 LANE COURT, NASHVILLE, TN 37207

Parcel ID #: 059 11-0 232.00