# SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090028094 DEEDWARR
Recvd: 04/29/09 12:46 2 pgs
Fees:13.00 Taxes:78.07
20090429-0038759

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,100.00

Affiant Rocio Iniguez

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 2009.

Notary Public

AMY SPRIET
My Commission Expires
October 8, 2012

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jose Carpio | Jose Carpio | 071-16-0-024.00 |
| (NAME) 1310 Jones Avenue | (NAME) 1512 Eastland Ave. | |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Nashville, TN 37206 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES, SERIES 2006-23**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JOSE CARPIO, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 19 on the Plan of Subdivision of the Joe Brown Estate, of record in Book 843, Page 107, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Grantor by Successor Trustee's Deed of record in Instrument No. 20080718-0074107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) All matters appearing on the plan of record in Book 843, Page 107, in the Register's Office for Davidson County, Tennessee; (c) all restrictions, zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604.

unimproved
This is improved property, known as 1310 Jones Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or 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 my hand this 7th day of April, 2009.

THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES, SERIES 2006-23

BY: COUNTRYWIDE HOME LOANS Servicing LP

BY: _____ _____

IT'S: Rocio Iniguez, Asst. Secretary Fadarryl Lundy

STATE OF Texas )
COUNTY OF Collin )

Before me, the undersigned, a notary public in and for said County and State, personally appeared Rocio Iniguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Asst. Secretary (Officer) 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 2006-23, the within named bargainor, and that he or she as such Asst. Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES, SERIES 2006-23 as the Asst. Secretary (Officer) 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 2006-23 and declared that he or she as such Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP executed this instrument as the free act and deed of THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET BACKED CERTIFICATES, SERIES 2006-23.

WITNESS my hand and official seal this 7th day of April, 2009.

_____
Notary Public

My Commission Expires: _____

AMY SPRIET
My Commission Expires
October 8, 2012