BILL GARRETT, Davidson County
Trans:T20090045066 DEEDWARR
Recvd: 07/09/09 10:29 4 pgs
Fees:23.00 Taxes:482.85
20090709-0064069

Return to:
Clifford A. Branham, Esq.
800 Corporate Dr. Suite 102A
Lexington, KY 40503

Loan #: 09-4-161200
Parcel #: 162130A030.00

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into on this 29th June, 2009, by and between **The Bank of New York as Trustee for the Certificateholders, CWALT, Inc., Alternative Loan Trust 2006-43CB, Mortgage Pass Through Certificates Series 2006-43CB,** hereinafter known and referred to as **GRANTORS**, and **Jared Reed and Wife, Shemeka Reed, whose tax mailing address is** _____, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **One Hundred Thirty Thousand Five Hundred Dollars and 00/100 ($130,500.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents alien, and convey, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Property Located in Davidson County, Tennessee:

SEE ATTACHED "EXHIBIT A"

Property known as: 2016 Green Timbers Dr., Antioch, TN 37013

Permanent Parcel No.: 162130A030.00

Being the same property conveyed to The Bank of New York as Trustee for the Certificateholders, CWALT, Inc., Alternative Loan Trust 2006-43CB, Mortgage Pass Through Certificates Series 2006-43CB, by Successor Trustee's Deed recorded on 02/19/09, as Instrument #20090219-0014405 in the Davidson County Register's Office.

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever. Seller to convey the title by special warranty deed without covenants of the title or the equivalent for the state in which the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantors hereby release all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this the day and year first above written.

BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-43CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-43CB

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GERNERAL PARTNER
ATTORNEY-IN-FACT
(IF BLANK, not applicable)

BY: _____
PRINT NAME: Lizeth Garcia
TITLE: Asst Secretary

GRANTORS

STATE OF Texas)
)
Collin COUNTY)

The undersigned, a Notary, does certify that on this June 10, 2009, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-43CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-43CB,** by and through Lizeth Garcia, the Asst Secretary of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GERNERAL PARTNER, its attorney in fact, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed on behalf of the Corporation.

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

_____
Notary Public
My Commission Expires:

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above-stated consideration in the sum of **$ 130,500.00** is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $ 130,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GERNERAL PARTNER
ATTORNEY-IN-FACT
(IF BLANK, not applicable)

By: _____
Print name: Lizeth Garcia
Title: Asst Secretary

GRANTORS

STATE OF Texas)
Collin COUNTY)

The undersigned, a Notary Public, does certify that on this June 10, 2009, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-43CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-43CB,** by and through Lizeth Garcia, the Asst Secretary of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GERNERAL PARTNER, its attorney in fact, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed on behalf of the Corporation.

Bobbi Laughlin
Notary Public

My Commission Expires:

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

Grantees' Address and Address All Tax Bills Are to Be Sent To:

2016 Green Timbers Dr.
Antioch, TN 37013
(Jared and Shemeka Reed)

PREPARER:

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

File: LS-TN-21

Exhibit "A"

Land in Davidson County Tennessee Being Lot 30 Greenwood Subdivision Phase Two as shown on Plat of record In Instrument no. 20020116-0006350, in the register's office of Davidson County Tennessee to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Bank of New York as Trustee for the Certificate Holders CWALT Inc. Alternative Loan Trust 2006-43CB- Mortgage Pass Through Certificates Series 2006-43CB by Trustee's Deed from Philip M. Kliensmith Trustee of record In Instrument 20090219-0014405, dated January 20, 2009, and filed for record February 19, 2009, register's office for Davidson County Tennessee.