BILL GARRETT, Davidson County
Trans:T20090056722 DEEDWARR
Recvd: 08/19/09 10:40 3 pgs
Fees:18.00 Taxes:278.43
20090819-0078039

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

Loan #: **09-4-280904**
Parcel #: **134-09-0-067.00**

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into on this 10 August, 2009, by and between **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-6CB, Mortgage Pass-Through certificates, Series 2006-6CB** , hereinafter known and referred to as **GRANTORS**, and **David & Carol Neiger, whose tax mailing address is** 4036 Scotwood Dr., Nashville, TN 37211, 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 **$ 75,250.00**, 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:

> Being Lot No. 45, on the Plan of Phase One, Woodland Hills, of record in Book 6900, Pages 666-669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Property known as: **4036 Scotwood Drive, Nashville, TN 37211**

Permanent Parcel No.: **134-09-0-067.00**

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-6CB, Mortgage Pass-Through certificates, Series 2006-6CB , by Substitiute Trustee's Deed dated 07/16/2009, in Instrument #20090716-0066674 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.

POA recorded as instrument # 342242 on 8/27/97 in the office of the Davidson Co. Register of Deeds

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-6CB, Mortgage Pass-Through certificates, Series 2006-6CB

BY: BAC HOME LOAN SERVICING LP, FKA COUNTRYWIDE HOME LOAN SERVICING LP, ATTORNEY-IN-FACT

BY: Maria E Castillo
PRINT NAME: Maria E Castillo
TITLE: Assistant Secretary

GRANTORS

STATE OF TEXAS)
)
COLLIN COUNTY)

The undersigned, a Notary, does certify that on this 10 August, 2009, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-6CB, Mortgage Pass-Through certificates, Series 2006-6CB , by and through Maria E Castillo, the Assistant Secretary of BAC HOME LOAN SERVICING LP, FKA COUNTRYWIDE HOME LOAN SERVICING LP, 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.

NOTARY PUBLIC STATE OF TEXAS
CINDY TON
My Commission Expires
June 18, 2011

Notary Public
My Commission Expires:

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of **$ 75,250.00** 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 $ 75,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-6CB, Mortgage Pass-Through certificates, Series 2006-6CB

BY: BAC HOME LOAN SERVICING LP, FKA COUNTRYWIDE HOME LOAN SERVICING LP, ATTORNEY-IN-FACT

By: Maria E Castillo
Print name: Maria E Castillo
Title: Assistant Secretary

GRANTORS

STATE OF TEXAS)
COLLIN COUNTY)

The undersigned, a Notary Public, does certify that on this 10 August, 2009, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-6CB, Mortgage Pass-Through certificates, Series 2006-6CB** , by and through Maria E Castillo, the Assistant Secretary of BAC HOME LOAN SERVICING LP, FKA COUNTRYWIDE HOME LOAN SERVICING LP, 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.



Notary Public

My Commission Expires:

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

4036 Scotwood Dr.
Nashville, TN 37211
(David & Carol Neiger)
40503

PREPARER:

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

File: **LS-TN-61**