RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Randi Boudreaux

GRANTEE(s)
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDER S CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-21

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20090058543 DEEDTRS
Recvd: 08/26/09 13:37 5 pgs
Fees:28.00 Taxes:990.68
20090826-0080359

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 27, 2006 and recorded October 2, 2006, as Instrument No. 20061002-0121336 in the Register's Office of Davidson County, Tennessee, Randi Boudreaux conveyed to Robert M. Wilson, Jr, as Trustee for Mortgage Electronic Registration Systems Inc. a seperate corporation acting solely as a nominee for America's Wholesale Lender and America's Wholesale Lender's Successors and Assigns., the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **SHELLIE WALLACE** as Successor Trustee by instrument of record recorded on August 10, 2009 as Instrument No. 20090810-0075195 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on June 25, 2009 and was advertised a total of three times, prior to actual sale date; and announcing the scheduled sale date of July 22, 2009; and on said date the sale was announced to be postponed to August 19, 2009; said advertisement began on June 25, 2009; and was advertised a total of three times, prior to the actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on August 19, 2009 at the The Sommet Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDER S CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-21, at and for the sum of $267,750.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDER S CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-21 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDER S CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-21, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Being Unit No. 204, Phase I, St. Martin Square at Seven Springs Condominiums, as established under Master Deed of record in Instrument #20060310-0028319, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Randi Boudreaux by Special Warranty Deed recorded October 2, 2006 , as Instrument No. 20061002-0121335, Register's Office for Davidson County, Tennessee.

Commonly known as: 309 Seven Springs Way Apartment 204, Brentwood, Tennessee 37027.

Tax Parcel No.: 160-15-0D-025

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDER S CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-21, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 19 day of Aug, 09.

Shellie Wallace
Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 19 day of Aug, 09.

Notary Public
My Commission Expires:

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $267,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 19 day of Aug, 09.

Notary Public
My Commission Expires:

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDER S CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-21
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Shellie Wallace, who after being duly sworn, deposed and stated:

1. I am the Successor Trustee with a certain deed of trust, dated September 27, 2006, recorded October 2, 2006, as Instrument No. 20061002-0121336 in the Register's Office of Davidson County, Tennessee, executed by Randi Boudreaux in favor of Mortgage Electronic Registration Systems Inc. a seperate corporation acting solely as a nominee for America's Wholesale Lender and America's Wholesale Lender's Successors and Assigns. to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems Inc. a seperate corporation acting solely as a nominee for America's Wholesale Lender and America's Wholesale Lender's Successors and Assigns..

2. BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDER S CWABS,INC. ASSET-BACKED CERTIFICATES,SERIES 2006-21 is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq*. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 19 day of Aug, 09.

Shellie Wallace

Shellie Wallace

Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 19 day of Aug, 09.

Notary Public

My Commission Expires: _____

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

DServiceMembersAffidavitTN_bboone_090819_1339

Department of Defense Manpower Data Center AUG-19-2009 08:16:30

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
BOUDREAUX	RANDI		Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.	

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Military.

Mary M. Snavely-Dixon