BILL GARRETT, Davidson County
Trans: T20090062060 DEEDWARR
Recvd: 09/10/09 09:51 4 pgs
Fees: 23.00 Taxes: 1135.53
20090910-0084752

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

Loan #: **09-4-053999**
Parcel #: **083-05-0 399.00**

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into on this 28 July, 2009, by and between **The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-15CB, Mortgage Pass-Through Certificates, Series 2006-15CB** , hereinafter known and referred to as **GRANTORS**, and **Matthew S and Claire S King, whose tax mailing address is** 1407 Stratton Ave., Nashville, TN 37206, 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 **$ 299,900.00**, 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 PART OF LOT NO.8 ON THE MAP OF C.F. ORDWAY'S HOME PLACE AS OF RECORD IN BOOK 57, PAGE 88, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF STRATTON AVENUE, SAID POINT BEING 135.0 FT. TO FROM 14TH STREET; THENCE NORTH 177.0 FT. A POINT; THENCE EAST 100.0 FT. TO A POINT, THENCE SOUTH 177.0 FT. TO A POINT IN THE NORTHERLY MARGIN OF STRATTON AVENUE; THENCE WEST 100.0 FT. WITH THE NORTHERLY MARGIN OF SAID AVENUE TO THE POINT OF BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO GEORGE E YORK AND WIFE, CLARA M YORK BY DEED FROM EDWARD WARFIELD BINKLEY AND WIFE, GLENDA JEWEL BINKLEY OF RECORD IN BOOK 4899, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CLARA M. YORK HAVING SINCE DIED THE SAID PROPERTY HAVING BEEN VESTED SOLEY IN THE NAME OF GEORGE E. YORK. SAID PROPERTY HAS BEEN FURTHER QUITCLAIMED TO GEORGE E YORK AND GERALD E YORK, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, OF RECORD IN BOOK 8816, PAGE 721, SAID REGISTER'S OFFICE.
BEING THE SAME PROPERTY CONVEYED TO NORMAN RONALD SHUE, A SINGLE PERSON BY DEED FROM GEORGE E YORK AND GERALD E YORK, BOTH SINGLE PEOPLE, DATED APRIL 13, 1993, AND OF RECORD IN BOOK 8924, PAGE 706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTION AND EASEMENTS OF RECORD.

THE INSTRUMENT CONSTITUTING THE SOURCE OF THE MORTGAGORS DEED OFTRUST LEGAL AND EQUITABLE INTERESTS IN THE FOREGOING DESCRIBED PROPERTY WAS A DEED RECORDED AT BOOK 8924, PAGE 706, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, WHICH CURRENTLY HAS THE ADDRESS OF 1407 STRATTON AVENUE, NASHVILLE, TENNESSEE 37206.

Property known as: **1407 Stratton Avenue, Nashville, TN 37206**

Permanent Parcel No.: **083-05-0 399.00**

Being the same property conveyed to The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-15CB, Mortgage Pass-Through Certificates, Series 2006-15CB , by Substitute Trustee's Deed dated 02/24/2009, in Instrument #2009024-0016186 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 August 27th, 1997 in the office of the Davidson Co. Register of Deeds.

The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-15CB, Mortgage Pass-Through Certificates, Series 2006-15CB

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 28 Juy, 2009, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-15CB, Mortgage Pass-Through Certificates, Series 2006-15CB , 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.

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 **$ 306,900.00**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 **$ 306,900.00**, 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 as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-15CB, Mortgage Pass-Through Certificates, Series 2006-15CB

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

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

GRANTORS

STATE OF TEXAS)
COLLIN COUNTY)

The undersigned, a Notary Public, does certify that on this 28 July, 2009, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-15CB, Mortgage Pass-Through Certificates, Series 2006-15CB** , 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:

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

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

1407 Stratton Ave.
Nashville, TN 37206
(Matthew S and Claire S King)
KY 40503

File: **LS-TN-45**

PREPARER:

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