SPECIAL WARRANTY DEED

STATE OF [illegible]
COUNTY OF LEXINGTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF OCT, 2009.

Notary Public

MY COMMISSION EXPIRES: 10 2015
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090068065 DEEDWARR
Recvd: 10/06/09 10:25 2 pgs
Fees:13.00 Taxes:180.93
20091006-0092806

Return to:

NA TITLE CORP
803-796-5066
3231 SUNSET BLVD, SUITE B
WEST COLUMBIA, SC 29169

Natm09-8993

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
Robert B. Algie and Ann Kwate		
(NAME)	(NAME)	108-12-0 125.00
3233 Lakeford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-OC10**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ROBERT B. ALGIE AND ANN KWATE**, HIS HEIRS AND ASSIGNS, HEREINAFTER CALLED THE GRANTEE, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 60-B, Zone Lot Division, Lots 33, 34, 59 and 60, Section 3 on the Plan of East Lake Subdivision, as shown on plat of record in Plat Book 5200, page 678, amending Plat Book 5200, page 342, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof

Being the same property conveyed to Grantor by Successor Trustee's Deed of record in Instrument #20080611-0060024, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) plat of record in Plat Book 5200, page 342 as amended in Plat Book 5200, page 678, said Register's Office; (c) restrictive covenants of record in Book 5761, page 355 and Book 6079, page 648, said Register's Office; and (d) all restrictive covenants, 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 3233 Lakeford Drive, Nashville, Tennessee 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 31st day of August, 2009.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-OC10

BY: BAC HOME LOAN_____, FKA COUNTRYWIDE HOME LOAN _____

BY: _____

IT'S: Bobbi Laughlin, Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Bobbi Laughlin, 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 Assistant Secretary (Officer) of BAC HOME LOAN_____, FKA COUNTRYWIDE HOME LOAN _____, which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-OC10, the within named bargainor, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-OC10, as the Assistant Secretary (Officer) of BAC HOME LOAN _____, FKA COUNTRYWIDE HOME LOAN _____, which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-OC10, and declared that he or she as such Assistant Secretary (Officer) of BAC HOME LOAN _____, FKA COUNTRYWIDE HOME LOAN _____ executed this instrument as the free act and deed of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-OC10.

WITNESS my hand and official seal this 31 day of August, 2009.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
LIZETH GARCIA
My Commission Expires
July 15, 2012