AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

S&K #: 09-021050

SPECIAL WARRANTY DEED

THIS DEED, between The Bank of the New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-J1 Mortgage Pass-Through Certificates, Series 2006-J1, organized and existing under the laws of the United States of America hereinafter called Grantor, and MICHAEL SELWANES, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

See Attached Exhibit A

For prior title, see Deed recorded in INSTRUMENT NO 20090819-0078001, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Witness my hand this 30th day of September 2009.

The Bank of the New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-J1 Mortgage Pass-Through Certificates, Series 2006-J1

BY: BAC HOME LOAN SERVICING FKA COUNTRYWIDE HOME LOAN SERVICING, LP

BY: _____

Janice Jones

IT'S: Assistant Secretary

BILL GARRETT, Davidson County
Trans:T20090085191 DEEDWARRSP
Recvd: 12/18/09 08:28 3 pgs
Fees:18.00 Taxes:477.30

20091218-0115121

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Janice Jones, 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 Asst. Secretary (Officer) of BAC HOME LOAN _____, FKA COUNTRYWIDE HOME LOAN _____, which is the attorney in fact for The Bank of the New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-J1 Mortgage Pass-Through Certificates, Series 2006-J1, the within named bargainor, and that he or she as such _____(Officer) being authorized to do so, executed the foregoing instrument on behalf of The Bank of the New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-J1 Mortgage Pass-Through Certificates, Series 2006-J1, as the _____(Officer) of BAC HOME LOAN _____, FKA COUNTRYSIDE HOME LOAN _____, which is the attorney in fact for The Bank of the New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-J1 Mortgage Pass-Through Certificates, Series 2006-J1, and declared that he or she as such _____(Officer) of BAC HOME LOAN _____, FKA COUNTRYWIDE HOME LOAN _____executed this instrument as the free act and deed of The Bank of the New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-J1 Mortgage Pass-Through Certificates, Series 2006-J1.

WITNESS my hand and official seal this 30th day of September, 2009.

Notary Public

My Commission Expires: _____

LIZETH GARCIA
My Commission Expires
July 15, 2012

STATE OF TEXAS
COUNTY OF COLLIN

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is
$ 129,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Tammie Jones Affiant

Subscribed and sworn to before me this the 30th day of Sept, 2009.

Notary Public

My commission expires:_____

LIZETH GARCIA
My Commission Expires
July 15, 2012

Property Address: 1221 MARITIME PORT, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MICHAEL SELWANES
1221 Maritime Port
Antioch, TN 37013

S & K File # 09-021050

Map & Parcel - 164.08-OB-7.00CO

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119

Exhibit "A"

File No: 09-4-366200

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 7, ON THE FINAL PLAT, SECTION ONE, LAKEWALK, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20050128-0010429, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO VINCENT LAVARES, AN UNMARRIED MAN, BY WARRANTY DEED DATED SEPTEMBER 27, 2005 OF RECORD IN INSTRUMENT NO. 20050930-0117646, SAID REGISTER'S OFFICE.

This legal description is identical with that in Deed of Trust recorded in INSTRUMENT NO 20050930-0117647 in the Register's Office of Davidson County, Tennessee.