record 1st

Mail To:

This instrument prepared by:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
John M. Wade

BILL GARRETT, Davidson County
Trans:T20110032632 DEEDWARR
Recvd: 06/02/11 08:37 2 pgs
Fees:13.00 Taxes:507.34
20110602-0041935

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of March, 2011 by and between **John M. Wade**, party of the first part, and **The Bank of New York Mellon FKA The Bank of New York not in its individual capacity but solely as Trustee for the benefit of the certificate holders of the CWABS Inc., asset-backed certificates, Series 2006-7**, its successors and assigns party of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee to wit:

> Land in Davidson County, Tennessee, being Lot(s) 103, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village at Fairway Pointe, of record as Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Deed of record in Register's Instrument No. 20060427-0048604, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the same is unencumbered, except for the second Deed of Trust of record in Register's Instrument No. 20060427-0048606, Register's Office of Davidson County, Tennessee.

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signature(s) of the said party(ies) of the first part the day and year first above written.

JOHN M. WADE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared John M. Wade with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person(s) within named and that he/she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 23rd day of March, 2011.

Alisa McCrary

My Commission Expires Sept. 8, 2013

ALISA McCRARY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: _____

Property Address: 2212 NASHBORO BOULEVARD, NASHVILLE, TN 37217
Parcel # 135-120810300CO
PROPERTY OWNER AND RESPONSIBLE PARTY FOR PAYMENT OF TAXES:
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7
c/o BOA, 7105 Corporate Drive, PTX-B-32, Plano, TX 75024

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 137,118.01

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 2011.

Notary Public
My Commission Expires: 8-22-2012

BRENDA L. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 8-22-2012