BILL GARRETT, Davidson County
Trans:T20120000131 DEEDWARRSP
Recvd: 01/03/12 10:36 4 pgs
Fees:23.00 Taxes:306.36
20120103-0000190

This instrument prepared by and
(MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1035BATN
Property ref: 4798 TROUSDALE DRIVE, NASHVILLE, TN 37220

SPECIAL WARRANTY DEED

Send tax bills to: New Owner

Name and address of new owner: Michelle Brown, 710 Prescott Ct., Nashville, TN. 37204

Map parcel number: 14604016700

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

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

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said

MICHELLE BROWN, married

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The Grantee(s), of the real property described herein may not re-sell, record an additional conveyance document, or otherwise transfer title to the real property described herein within 60 days following execution of this Special Warranty Deed.

Witness our hand this 27th day of December, 20 11 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIIFCATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-OC10
By: Bank of America, NA, as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, as its attorney in fact

By: _____
Its: Tanna Weber, AVP

WITNESS By: _____
Its: Monja Steimer, AVP

State of Arizona
County of Maricopa

Personally appeared before me, Tanna Weber, acting as the Assistant Vice President, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the AVP of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of December, 20 11.

Notary Public _____
My commission expires:
(Affix Seal) August 5, 2015

STEPHANIE XELOWSKI
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
August 5, 2015

SEE EXHIBIT B
FOR POWER OF
ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $82,800.00.

_____
Affiant

Subscribed and Sworn to before me, this the 29 day of December, 2011.

_____
Notary Public

My commission expires: 11/7/12

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit "A"

Legal Description

BEING LOT NO. 1-A ON THE ZONE LOT DIVISION OF LOTS NOS. 1, 4, AND 7, MAGNOLIA HALL, AS OF RECORD IN BOOK 6250, PAGE 32, AMENDING BOOK 5800, PAGE 197, IN THEREGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF. THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6213, PAGE 359, AND IN PLAT BOOK 6250, PAGES 32, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN.

Being the same property conveyed to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OC10, Mortgage Pass Through Certificates, Series 2006-OC10, by Substitute Trustee's Deed from Rubin Lublin Suarez Serrano TN LLC, of record in Instrument 20111012-0079254, Register's Office for said County, dated October 7, 2011.

EXHIBIT "B"

RECORD AND RETURN TO:
BAC OANS
2505 W. CHANDLER BLVD
CHDLR- D30
CHANDLER, AZ 85224

POWER OF ATTORNEY

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP and its authorized officers (collectively, "CHL Servicing") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement or modification agreement or supplement to the Mortgage Note, Mortgage, or deed of trust, and (iv) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage in connection with the transactions contemplated in those certain Pooling and Servicing Agreements (the "Pooling and Servicing Agreement") by and among the undersigned, CHL Servicing, CHL, and CWALT, Inc. The undersigned also grants unto said attorneys-in-fact and agents, and each of them, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (i), (ii) and (iii) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof. Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Pooling and Servicing Agreements.

THE BANK OF NEW YORK MELLON F/K/A
THE BANK OF NEW YORK, as Trustee

Witness: _____
Kaitlyn F. McEvoy

By: _____
William Herrmann
Vice President

Witness: _____
Corrie Wagner

By: _____
Melissa J. Adelson
Managing Director

STATE OF: New York
COUNTY OF: Queens

On the 30th day of September, 2009, before me Norman Yu, a Notary Public in and for said, personally appeared William Herrmann, known to me to be as a Vice President, and Melissa J. Adelson, known to me be a Managing Director of the Bank of New York Mellon, a New York banking corporation that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of said New York banking corporation and acknowledged to me that such New York banking corporation executed the within instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.

_____
Notary Public

Norman Yu
NOTARY PUBLIC
STATE OF NEW YORK
Qualified in Queens County
LIC# 01YU6189731
COMM. EXP. 3-24-2012