(1)

BILL GARRETT, Davidson County
Trans:T20120008606 DEEDWARRSP
Recvd: 02/03/12 15:12 4 pgs
Fees:23.00 Taxes:333.00
20120203-0010148

Commitment Number: 2884718
Seller's Loan Number: 11-0073728

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Salvador Flores Sevilla and **Patricia Lorena Rodriguez**, 2852 Lera Jones DR., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-02-0-014.00

SPECIAL/LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of the Dec 7, 2011, by and between **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-41CB, Mortgage Pass-Through Certificates, Series 2006-41CB,** whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for $90,000.00 (Ninety Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Salvador Flores Sevilla** and **Patricia Lorena Rodriguez**, hereinafter grantees, party of the second part, whose tax mailing address is **2852 Lera Jones DR., Antioch, TN 37013**, the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $90,000.00 (Ninety Thousand Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, 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 as set forth in the Attached Exhibit A. Said property is commonly known as **2852 Lera Jones DR., Antioch, TN 37013.**

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Being Lot No. 53 on the Plan of Percy Priest Meadows, Section 1, as record in Book 4675, page 110, Register's Office for Davidson County, Tennessee. Said Lot No. 53 fronts 80.43 feet on the northerly side of Lera Jones Drive and extends back 162.84 feet on the easterly line and 162.50 feet on the westerly line to a dead line measuring 83 feet thereof.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, EXCEPT

> See Attached Exhibit "B" for Exceptions To Title. If no Attached Exhibit B, there are no Exceptions.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: **20110916-0071997, Official Records Book 4675, Page 110**

Executed by the undersigned on Dec 07, 2011:

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-41CB, Mortgage Pass-Through Certificates, Series 2006-41CB, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, As Attorney in Fact

By: _____

Name: Trisha Mothershed

Its: AVP

STATE OF Arizona

COUNTY OF Maricopa

Before me, Shanda Kreuzer, a Notary Public of said State and County aforesaid, personally appeared **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-41CB, Mortgage Pass-Through Certificates, Series 2006-41CB, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, As Attorney in Fact**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP of Bank of America N.A the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such _____.

Witness my hand and seal, this 07 day of December.

Notary Public

My Commission Expires 04/17/12

SHANDA KREUZER
Notary Public - Arizona
Pinal County
My Comm. Expires Apr 17, 2012

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Arizona
County of Maricopa

I, or we, 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 $ 90,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 07 day of December, 20 11

Affiant

Trisha Mothershed
Print Name

(Seal)

Notary Public

My commission expires:

04/17/12

SHanda Kreuzer
Print Name

CTIC# _____

SHANDA KREUZER
Notary Public - Arizona
Pinal County
My Comm. Expires Apr 17, 2012