BILL GARRETT, Davidson County
Trans:T20120012586 DEEDWARRSP
Recvd: 02/21/12 13:55 4 pgs
Fees:23.00 Taxes:111.74
20120221-0014816

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# 1194BATN
Property ref: 1406 STRAIGHTWAY AVENUE, NASHVILLE, TN 37206

SPECIAL WARRANTY DEED

Send tax bills to: 1401 DOUGLAS AVE. , NASHVILLE, TN 37206
Name and address of new owner: KEVIN O'HARA - 1401 DOUGLAS AVENUE, NASHVILLE, TN 37206
Map parcel number: 07214018600

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 CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26,

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

KEVIN O'HARA, A MARRIED MAN,

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,200.00.

AFFIANT

STATE OF TENNESSEE NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY 2012.

NOTARY

MY COMMISSION EXPIRES: 7-8-13

Witness our hand this 13 day of February, 20 12, 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 CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26

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: AVP

By: _____
Its: AVP

State of Texas
County of Collin

(For signer #1)
Personally appeared before me, Pennie Clayton (name of notary public), Notary Public, Lynae Hollins (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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.

(For signer #2)
Additionally, personally appeared before me, Pennie Clayton (name of notary public), Notary Public, Valinda Pickens (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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 13 day of February, 2012.

_____
Notary Public
My commission expires:
(Affix Seal)

NOTARY PUBLIC STATE OF TEXAS
PENNIE CLAYTON
My Commission Expires
February 29, 2012

Exhibit "A"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 100 FEET OF THE EASTERLY HALF OF LOT NO. 39 (ERRONEOUSLY REFERENCED AS LOT 38 IN PRIOR DEEDS) ON THE PLAN FO H.M. DOAK'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 39 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF STRAIGHTWAY AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 100 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26 BY SUBSTITUTE TRUSTEE DEED FROM RUBLIN LUBLIN SUAREZ SERRANO TN LLC OF RECORD IN INSTRUMENT 20111003007621O, REISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE, DATED SEPTEMBER 26, 2011. AND BEING THE SAME PROEPRTY CONVEYED TO NEIL HERMAN, AN UNMARRIED PERSON BY DEED FROM DEBORAH SMITH, MARRIED OF RECORD IN INSTRUMENT 200406280076505, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 22, 2004.

Source of title

_____ Trustee's Deed or
_X____ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20111003-0076210
County of DAVIDSON , TN

EXHIBIT A TO DEED

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 10090903

Doc: POA

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

POWER OF ATTORNEY

JACKSON County On

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 CWABS, 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: _____
Michael Cerchio
Vice President

Witness: _____
Francesco D'Andrea

By: _____
Melissa J. Adelson
Managing Director

STATE OF: New York
COUNTY OF: Queens

On the 15th day of December, 2009, before me, Norman Yu, a Notary Public in and for said, personally appeared Michael Cerchio, 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 persons 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# 01YU6183731
COMM. EXP. 3-24-2012