Davidson County DEEDWARRSP
Recvd: 04/03/12 10:24 5 pgs
Fees:28.00 Taxes:166.50
20120403-0028038

Commitment Number: 2971627
Seller's Loan Number: 11-0054786

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Carolyn Lawrence, 501 CLEARWATER DR NASHVILLE, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 150-01-0-152.00.

SPECIAL WARRANTY DEED

The Grantee(s), or purchaser(s), of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

THIS INDENTURE, made and entered into as of the March 27th, 2012, by and between **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-7,** 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 $45,000.00 (Forty-Five Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Carolyn Lawrence,** hereinafter grantee, party of the second part, whose tax mailing address is **501 CLEARWATER DR NASHVILLE, TN 37217,** the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $45,000.00 (Forty-Five 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 **501 CLEARWATER DR NASHVILLE, TN 37217**.

Exhibit A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 120, ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 8, OF RECORD IN BOOK 3700, PAE 101, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

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. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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: **20110801-0058700**

Executed by the undersigned on March 27th, 2012:

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-7, 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: _____

* POA Recorded on 2/9/12
Instrument #20120209001819

Name: Todd Gabert

Its: Assistant Vice President

STATE OF Arizona

COUNTY OF Maricopa

Before me, Shanda Kreuzer, a Notary Public of said State and County aforesaid, personally appeared Todd Gabert its Assistant Vice President on behalf of **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-7, 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 Assistant Vice President of Bank of America NA the within named Grantor, Party of the First Part and Bargainor, a Az corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Bank of America ~~Inc.~~ NA, by himself as such AVP.

Witness my hand and seal, this 27th day of March 2012.

Notary Public Shanda Kreuzer My Commission Expires 4-17-12

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

OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver)

I, Deboran Kiss,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $45,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deboran Kiss
Affiant Deboran Kiss

Affiant, Deboran Kiss, subscribed and sworn before me this 2 day of April, 2012.

Sharon R. Glaab
~~Notary~~ Public

My commission expires: 2.2.16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melnie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries