This instrument prepared by:
Vicky Kinnard
First American Title
1510 Airport Blvd., Suite 2
Pensacola, Florida 32504
(850)466-4520

File No.: **9909-3991303**

BILL GARRETT, Davidson County
Trans:T20120026345 DEEDWARRSP
Recvd: 04/11/12 10:17 3 pgs
Fees:18.00 Taxes:190.55
20120411-0030939

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this March 27, 2012, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-3,** party of the first part, and **Walter H. Carter**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, situated and being in the City of **ANTIOCH**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 17 ON THE PLAN OF PEPPERTREE FOREST SUBDIVISION, SECTION 1, REVISED, OF RECORD IN BOOK 6900, PAGE 973,974,975, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

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.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20110110-0002630** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **16513001000**
X Improved OR
Unimproved property located at: **4744 GREYSTONE STREET, ANTIOCH, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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 to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-3

By: BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP, F/K/A
COUNTRYWIDE HOME LOANS
SERVICING, LP, SERVICER AND
ATTORNEY IN FACT

By: Irene Carrillo

****

Owner's Name: **Walter H. Carter**

and Address: **2200 21ST AVE. S.**
ANTIOCH, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)

WALTER H. CARTER
2200 21ST AVE. S.
ANTIOCH, TN 37013

State of AZ

County of MARICOPA

Before me, Judy Shu (name of notary public) of the State and County mentioned, personally appeared Irene Carrillo with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be AVP (president or other officer authorized to execute the instrument) of **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-3** the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in this MARCH 27, 2012.

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

Notary Public Judy Shu

My Commission Expires: AUGUST 20, 2015

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$51,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this MARCH 27, 2012.

Notary Public Judy Shu

My Commission Expires: AUGUST 20, 2015

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015