Davidson County	DEEDWARRSP
Recvd: 04/16/12 08:15	7 pgs
Fees:38.00 Taxes:500.98	
20120416-0031997	

Commitment Number: 2884723
Seller's Loan Number: 11-0037549

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:
Lottfy Gerges, 1061 Lakewalk, DR. Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 16408B02500.

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12\2\, 2011, by and between **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificate holders CWALT, Inc., Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates, Series 2006-OC11,** 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, and **Lottfy Gerges**, hereinafter grantee, party of the second part, whose tax mailing address is **1061 Lakewalk, DR. Antioch, TN 37013**.

WITNESSETH: That for and in consideration $104,900.00 (One Hundred and Four Thousand Nine Hundred 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 **1061 Lakewalk, DR. Antioch, TN 37013**.

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 here ditaments 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 afore described 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:
Instrument# 20110523-0039150

Executed by the undersigned on Dec 21, 2011:

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates, Series 2006-OC11, 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: Shanda Kreuzer

Its: Assistant Vice President

STATE OF Arizona

COUNTY OF Maricopa

* Shanda Kreuser

Before me, Trisha Mothershed, a Notary Public of said State and County aforesaid, personally appeared **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificate holders CWALT, Inc., Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates, Series 2006-OC11, 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 The bank of New York Mellon 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 21st day of Dec 2011.

_____

Notary Public My Commission Expires 5/10/13

TRISHA MOTHERSHED
Notary Public - Arizona
Maricopa County
My Comm. Expires May 10, 2013

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. 76, ON THE FINAL PLAT OF LAKEWALK, SECTION ONE, OF RECORD IN INSTRUMENT NO. 20050128-0010429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION

OATH OF VALUE

STATE OF Pennsylvania
COUNTY OF Beaver)

I, Kay Biddle, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $135,400.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Kay Biddle
Affiant

Affiant, Kay Biddle, subscribed and sworn before me this 16th day of February, 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

Certificate of Authenticity

I, Renee Gaston, 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 original document executed and authenticated according to law.

Renee Gaston

Signature

State of PA

County of Beaver

Personally appeared before me, Amandall Roe, a notary public for this county and state, Renee Gaston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amandall Roe

Notary's Signature

My Commission Expires: 10-19-13.

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda M. Roe, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 19, 2013
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, Melanie 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

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

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