BILL GARRETT, Davidson County
Trans:T20120030116 DEEDWARRSP
Recvd: 04/25/12 09:24 5 pgs
Fees:28.00 Taxes:166.87
20120425-0035276

Mail to
Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville,TN 37205

Commitment Number: 2951093
Seller's Loan Number: 11-0097294

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:
Paul Boles, 618 MCFERRIN AVE, NASHVILLE, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08208027100

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 23, 2012, by and between **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-67CB, Mortgage Pass-Through Certificates, Series 2005-67CB,** 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 **Paul Boles,** hereinafter grantee, party of the second part, whose tax mailing address is **618 MCFERRIN AVE, NASHVILLE, TN 37206.**

WITNESSETH: That for and in consideration $45,100.00 (Forty-Five Thousand One 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 **618 MCFERRIN AVE, NASHVILLE, TN 37206**.

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: **20120209-0011518**

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10, AS SHOWN ON THE MAP ENTITLED F.O. BEAZLEY'S SUBDIVISION OF THE VAUGHN TRACT, OF RECORD IN PLAT BOOK 2, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCES HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Executed by the undersigned on March 23, 2012:

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-67CB, Mortgage Pass-Through Certificates, Series 2005-67CB., 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: Monja Steimer, Assistant Vice President

*POA Recorded on 2/09/12
Instrument # 20120209001182 6

STATE OF Arizona

COUNTY OF Maricopa

Before me, Bobby McCarther, a Notary Public of said State and County aforesaid, personally appeared Monja Steimer its Assistant Vice President on behalf of **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-67CB, Mortgage Pass-Through Certificates, Series 2005-67CB, 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 Arizona corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Bank of America, NA by himself as such Assistant Vice President.

Witness my hand and seal, this 23 day of March, 2012.

Notary Public Bobby McCarther

My Commission Expires 7/06/2012

BOBBY MCCARTHER
Notary Public - Arizona
Maricopa County
My Commission Expires
July 6, 2012

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, NIKKI SMALLWOOD, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $45,100.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant

Affiant, NIKKI SMALLWOOD, subscribed and sworn before me this 3 day of APRIL, 2012

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