BILL GARRETT, Davidson County
Trans:T20120032436 DEEDWARRSP
Recvd: 05/03/12 09:42 5 pgs
Fees:28.00 Taxes:1942.50
20120503-0037960

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# 1254BATN
Property ref: 6721 DARDEN PLACE, NASHVILLE, TN 37205

SPECIAL WARRANTY DEED

Send tax bills to: Malik A. Ibrahim- 6721 Darden Place, Nashville, TN. 37205

Name and address of new owner: Malik A. Ibrahim- 6721 Darden Place, Nashville, TN. 37205

Map parcel number: 1021007200

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 THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA8,

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

MALIK A IBRAHIM,

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.

Witness our hand this 5 day of March, 2012, 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 THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA8

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: Lynae Hillins
Its: AVP

By: Bobbi Laughlin
Its: AVP

State of Texas
County of Collin

(For signer #1)
Personally appeared before me, William Owens (name of notary public), Notary Public, Lynae Hillins (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, William Owens (name of notary public), Notary Public, Bobbi Laughlin (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 5 day of March, 2012.

Notary Public
My Commission Expires:
Affix seal

WILLIAM D OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15

WILLIAM D OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15

Exhibit "A"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 180, ON THE PLAN OF HILLWOOD ESTATES, SECTION NINE, PART TWO, OF RECORD IN PLAT BOOK 2331, PAGE 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

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 20111014-0080023
County of DAVIDSON , TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me this the 28 day of March 2012.

Notary Public

My commission expires:
(Affix Seal)



EXHIBIT "5"

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 09029915

00030906 Vol: 7662 Pg: 228

Doc # 00030906

POWER OF ATTORNEY

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints 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 CWALT, 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, as Trustee

Witness: _____
Michael Cerchio

By: _____
Michelle Penson
Vice President

Witness: _____
Matthew Sabino

By: _____
Mauro Palladino
Managing Director

200800046580
Filed for Record in
YORK COUNTY, SC
DAVID HAMILTON
12-31-2008 At 11:44 am.
POWER ATTY 15.00
OR Vol 10481 Page 180 - 180

STATE OF: New York
COUNTY OF: Queens

On the 9th day of July, 2008, before me Norman Yu, a Notary Public in and for said, personally appeared Michelle Penson, known to me to be as a Vice President, and Mauro Palladino, known to me be a Managing Director of the Bank of New York, a New York banking corporation that executed the within instrument, and also known to me to be the person 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