THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2012030697TN1

#670737
3065 Buenaview Blvd

Davidson County DEEDWARRSP
Recvd: 06/04/12 14:25 4 pgs
Fees:23.00 Taxes:148.00
20120604-0048538

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this may 30, 2012, by and between **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the certificateholders of the CWABS, INC., Asset-Baked Certificates, Series 2006-7** as party of the first part, located at 8742 Lucent Blvd. #300, Highlands Ranch Co, and, **James Walker,** party(ies) of the second part located at 2008 Jefferson St., Nashville, TN 37208;

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 real estate, situated and being in the County of DAVIDSON, State of Tennessee:

Being Lot No. 191 on the Plan of Buena Vista Estates, Section 4 as of record in Book 4300, Page 81, Register's Office for said County, to which said plan reference is hereby made for a complete legal description of said lot.

Property: 3065 BUENAVIEW BLVD NASHVILLE TN 37218
Parcel ID No.: 059 05 0 145.00

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, its heirs, or 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 is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

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 their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the certificateholders of the CWABS, INC., Asset-Baked Certificates, Series 2006-7,** has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the certificateholders of the CWABS, INC., Asset-Baked Certificates, Series 2006-7

BY: Margaret M. Fagan

TITLE: **Margaret M. Fagan, Asst. Vice President Specialized Loan Servicing L.L.C., Attorney in Fact**

STATE OF Colorado

COUNTY OF Douglas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Margaret M. Fagan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the servicing Asst. Vice-President of Specialized Loan, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 30th day of May 2012

Donna M. Vlieger
Notary Public

My Commission Expires: _____

DONNA M. VLIEGER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 05-06-13

****

Property: 3065 BUENAVIEW BLVD NASHVILLE TN 37218
Parcel ID No.: 059 05 0 145.00
File Number: REO2012030697TN1

Mail Tax Notices To and Property Owner:
James Walker
2008 Jefferson Street
Nashville, TN 37208

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 46,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Margaret M. Fagan, Asst. Vice President
Specialized Loan Servicing L.L.C., Attorney in Fact

Subscribed and sworn to before me this 30th day of May 2012

DONNA M. VLIEGER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 05-06-13

Notary Public

My Commission Expires:

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE