BILL GARRETT, Davidson County
Trans:T20120054192 DEEDWARRSP
Recvd: 07/24/12 10:44 5 pgs
Fees:28.00 Taxes:101.75
20120724-0064876

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# 1447BATN
Property ref: 549 CEDAR DR 130, NASHVILLE, TN 37211

SPECIAL WARRANTY DEED

Send tax bills to: Wei Xing Guo 884 Arlington Heights Dr. Brentwood Tn. 37027
Name and address of new owner: Wei Xing Guo 884 Arlington Heights Dr. Brentwood Tn.
Map parcel number: 162-09-0C-549.00 37027

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 CWABS INC., ASSET-BACKED CERTIFICATES,SERIES 2006-24,

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

WEI XING GUO,

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.

The Grantee(s), of the real property described herein may not re-sell, record an additional conveyance document, or otherwise transfer title to the real property described herein within 60 days following execution of this Special Warranty Deed.

Witness our hand this 4th day of June, 20 12, 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 CWABS INC., ASSET-BACKED CERTIFICATES,SERIES 2006-24

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: _____
Its: Cory Klapperich, Assistant Vice President

By: _____
Its: Trisha Mothershed, Assistant Vice President

State of ARIZONA
County of MARICOPA

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Cory Klapperich (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS INC., ASSET-BACKED CERTIFICATES,SERIES 2006-24 and that he executed the same as the free act and deed of said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS INC., ASSET-BACKED CERTIFICATES,SERIES 2006-24.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Trisha Mothershed (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS INC., ASSET-BACKED CERTIFICATES,SERIES 2006-24 and that he executed the same as the free act and deed of said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS INC., ASSET-BACKED CERTIFICATES,SERIES 2006-24.

Witness my hand, at office, this 4th day of June, 20 12.

_____
Notary Public J. Yetton
My commission expires: 06/21/2015
(Affix Seal)

J. YETTON
Notary Public - Arizona
Pinal County
My Commission Expires
June 21, 2015

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 27,500 —.

Affiant

Subscribed and sworn to before me this the 1st day of June 2012.

Notary Public

My commission expires:
(Affix Seal)

SHARILYN WAGNER NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA June 1, 2016

Exhibit "A"

Legal Description

BEING UNIT NO. B LOCATED ON LOT NO. 40 ON THE PLAN OF CEDARWOOD CONDOMINIUMS, PHASE II, (REVISED) OF RECORD IN PLAT BOOK 5200, PAGE 317, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ERLIN M. FLAMENCO, HEREIN BY DEED OF RECORD IN INSTRUMENT NUMBER 20061103-0136843, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 20120203-0009983
County of DAVIDSON , TN

EXHIBIT "B"

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 10090903

Doc: POA

Return to:
NA TITLE CORP.
803-796-5066
3231 SUNSET BLVD, SUITE B
WEST COLUMBIA, SC 29169

POWER OF ATTORNEY

JACKSON County On

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints BAC Home Loans Servicing, LP FKA 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 CWABS, 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 F/K/A
THE BANK OF NEW YORK, as Trustee

Witness: _____
Kaitlyn F. McEvoy

By: _____
Michael Cerchio
Vice President

Witness: _____
Francesco D'Andrea

By: _____
Melissa J. Adelson
Managing Director

STATE OF: New York
COUNTY OF: Queens

On the 15th day of December, 2009, before me, Norman Yu, a Notary Public in and for said, personally appeared Michael Cerchio, known to me to be as a Vice President, and Melissa J. Adelson, known to me be a Managing Director of the Bank of New York Mellon, a New York banking corporation that executed the within instrument, and also known to me to be the persons 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