THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2012030737TN1

BILL GARRETT, Davidson County
Trans:T20120079844 DEEDWARRSP
Recvd: 10/22/12 09:08 3 pgs
Fees:18.00 Taxes:188.70
20121022-0096312

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 19th day of September, 2012, by and between **The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset Backed Certificates, Series 2006-8** as party of the first part, located at 8742 Lucent Blvd, Ste 575, Highlands Ranch, CO 80129 and, **Riley Arceneaux and Alice Arceneaux, married** party(ies) of the second part located at 405 Golden Hill Court, Nashville, TN 37218;

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:

Land in Davidson County, TN, Being Lot No. 261, on the Plan of Buena Vista Estates, Section 6, of record in Plat Book 4460, Page 85, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property transferred to The Bank of New York Mellon by the Deed of Trust recorded on 04/05/2012 as Instrument #20120405-0029106.

Property: 3045 Sunnyview Dr Nashville TN 37218
Parcel ID No.: 059 05 0 256.00

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 **Specialized Loan Servicing, LLC**, 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 FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-8

BY: _____

TITLE: ~~**Morey W. Ferguson, Asst. Vice President**~~
Specialized Loan Servicing LLC Attorney in Fact
per that Limited POA recorded in Book * , page ____ Davidson County, records.
*20121022009631

STATE OF Colorado

COUNTY OF Douglas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Morey W. Ferguson, 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 Asst. Vice-President of Specialized Loan Ser 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 6th day of September, 2012

_____
Notary Public

My Commission Expires: _____

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

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Property: 3045 Sunnyview Dr Nashville TN 37218
Parcel ID No.: **059 05 0 256.00**
File Number: REO2012030737TN1

Mail Tax Notices To and Property Owner:
Riley Arceneaux
405 Golden Hill Ct., Nashville, TN 37218

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 $51,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of September, 2012

Notary Public

Expires: 9/27/2015 My Commission

STEPHANIE L BATSON NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES SEPT. 27 2015