BILL GARRETT, Davidson County
Trans:T20120082327 DEEDWARRSP
Recvd: 10/30/12 10:19 3 pgs
Fees:18.00 Taxes:175.75
20121030-0099308

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 1st day of October, 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 2006-11** as party of the first part, located at , and, **Marvin Cook,** unmarried man party(ies) of the second part located at P.O. Box 148761, Nashville, TN 37214 ;

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, Tennessee, being Lot No. 199 on the Plan of Section 3, Royal Hills, as of record in Plat Book 4860, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Property: 581 Phipps Dr, Nashville TN 37218
Parcel ID No.: 058 12 0 033.00

Being the property conveyed to grantor by deed of record at instrument No. 20120316-0022000 in said Registers office, TN.

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 FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-11**, 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 2006-11
by Specialized Loan Servicing LLC, as attorney in Fact

BY: Scott P Keeter

TITLE: **Scott P. Keeter, Vice President**
~~**Specialized Loan Servicing LLC 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 Scott P. Keeter, 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 Vice - President of Specialized Loan Servicing 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 13th day of September, 2012

Donna M. Vlieger

Notary Public

My Commission Expires:

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

****

Property: 581 Phipps Dr Nashville TN 37218
Parcel ID No.: 058 12 0 033.00
File Number: REO2012030651TN1

Mail Tax Notices To and Property Owner:
Marvin Cook
PO Box 148761
Nashville, TN 37214

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 $47,500 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Scott P Keeter
Affiant **Scott P. Keeter, Vice President**
Specialized Loan Servicing LLC Attorney in Fact

Subscribed and sworn to before me this 13th day of September, 2012

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

Donna M. Vlieger
Notary Public

My Commission Expires:_____

Prepared By:
Johnson & Freedman
1587 NE Expwy
Atlanta, GA 30329

Return To:
Feamley, Martin & McDonald
25 Century Blvd, #212
Nashville, TN 37214