This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
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Memphis, Tennessee 38117
901.525.2427
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Davidson County DEEDTRS
Recvd: 09/06/06 10:30 2 pgs
Fees:13.00 Taxes:371.75
20060906-0109919

SUBSTITUTE TRUSTEE'S DEED

On the 19th day of August, 2003, **JAMES GREER** executed a Deed of Trust to Arnold M. Weiss, Esq, Shelby County, Tennessee, as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument No. 20031107-0163969** and John B. Philip of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in **20060731-0092772.**

The property is known as 1509 Long Avenue, Nashville, TN 37206 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Nashville Record** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on August 3, August 10 and August 17, 2006. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Monday, August 28, 2006 at 12:00 noon and at the place mentioned in the advertisement which was at 225 Polk Avenue (old Ben West Library Building) in downtown Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **JPMorgan Chase Bank, N.A., as Trustee for certificateholders of Bear Stearns Asset Backed Securities Trust 2006-SD1, Asset Backed Certificates, Series 2006-SD1** for the sum of **$100,472.00**, which was the highest and best valid bid offered, and the purchaser, **JPMorgan Chase Bank, N.A., as Trustee for certificateholders of Bear Stearns Asset Backed Securities Trust 2006-SD1, Asset Backed Certificates, Series 2006-SD1,** has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Substitute Trustee, does hereby bargain, sells, and conveys unto the **JPMorgan Chase Bank, N.A., as Trustee for certificateholders of Bear Stearns Asset Backed Securities Trust 2006-SD1, Asset Backed Certificates, Series 2006-SD1**, the property above mentioned and now more fully described as follows:

Being Lot No. 196 on the Plan of Edgefield Land Company's Subdivision as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot 196 fronts 50 feet on the northerly side of Long Avenue and runs back between line 150 feet to an alley.

Being the property described by deed of record as Instrument No. 20031107-0163968, Register's Office for Davidson County, TN.

Parcel No. 94-01 375.00

The said John B. Philip, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Substitute Trustee, has hereunto set his hand this 28th day of August, 2006.

JOHN B. PHILIP, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 28th day of August, 2006, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

LINDA STUNDAHL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MARCH 31, 2010

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, **$100,472.00**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 28th day of August, 2006.

LINDA STUNDAHL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MARCH 31, 2010

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as: 1509 Long Avenue Nashville, TN 37206	GRANTEE & Send Tax Notice to: JP Morgan Chase Bank NA as Trustee c/o EMC Mortgage Corporation P.O. Box 141358 Irving, TX 75014-1358	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427