Davidson County DEEDWARR
Recvd: 09/28/06 13:40 2 pg
Fees:13.00 Taxes:299.16

20060928-0120193

S&K #: 06-cl0603

SPECIAL WARRANTY DEED

THIS DEED, between U.S. Bank National Association, as Trustee Mortgage Pass-Through Certificates, Series 2006-OW1, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Amber A. Anderson , unmarried, hereafter called Grantees.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Property located in Davidson County, to wit:

A condominium in Davidson County, Tennessee, being Unit 2, Building 10, in Raintree Village, a condominium, created under Chapter 27, Title 64 of the Tennessee Code annotated, and as established by a Master Deed of record in Book 4753, Page 140, in the Register's Office for Davidson County, Tennessee, and as shown on the Plat of Hermitage Woods Condominium Apartments, Phase II, of record in Book 4675, Page 37, in said Register's Office, to which plat reference is made for a more accurate description. Garage No. 10-2-G is a limited common element for the use of the occupant of said unit. Being the same property conveyed to*

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20050729-0089060, in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Substitute Trustee's Deed of record in Instrument Number 20060501-0049436, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

U.S. Bank National Association, as Trustee
Mortgage Pass-Through Certificates, Series
2006-OW1

BY: _____
Ami Curtis
Title: Assistant Vice President

Wells Fargo Bank, NA successor by merger to
Wells Fargo Home Mortgage, Inc. as Attorney-in-
Fact

U.S. Bank National Association, as Trustee Mortgage Pass-Through Certificates, Series 2006-OW1, by deed of record in Instrument No. Quitclaim 20060928 0120192, Register's Office for Davidson County, Tennessee.

STATE OF Maryland
COUNTY OF Frederick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ami Curtis of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. as Attorney-in-Fact for U.S. Bank National Association, as Trustee Mortgage Pass-Through Certificates, Series 2006-OW1, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 19 day of September 2006

NOTARY PUBLIC

My Commission Expires: 01/01/10

DAPHNE L. HASSELL
Notary Public-Maryland
Frederick County
My Commission Expires
January 01, 2010

STATE OF TN
COUNTY OF DAVIDSON

I hereby 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 $80,855.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 19th day of Sep, 2006.

PATRICIA M. NEELY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY PUBLIC

My commission expires: 2/10/10

Property Address: 403 Raintree Place, Unit 539, Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

AMBER ANDERSON
403 Raintree Place
Hermitage, TN 37076
S & K File # 06-cl0603

UNITED CAPITAL MORTGAGE
2035 Lakeside Centre Way
Knoxville, TN 37922

Map & Parcel: 086110A06800C0

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway. Suite 410
Memphis, TN 38119