Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2063-179
Client No. 3349172

Davidson County DEEDWARR
Recvd: 12/01/06 13:23 3 pgs
Fees:18.00 Taxes:307.10
20061201-0148574

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23rd day of October, 2006, by JP Morgan Bank, N.A., as Trustee for certificatesholders of Bear Stearns Asset Backed Securities Trust 2006-SD1, Asset Backed Certificates, Series 2006-SD1, Grantor, by its duly authorized attorney in fact, EMC Mortgage Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Daniel Gamsky, Grantee, the following land in Davidson County, Tennessee:

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 said County.

Said Lot No. 196 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed unto JPMorgan Chase Bank, N.A., as Trustee for certificateholders of Bear Stearns Asset Backed Securities Trust 2006-SD1, Asset Backed Certificates, Series 2006-SD1 in Substitute Trustee's Deed filed as instrument number 20060906-0109919.

Commonly known as: 1509 Long Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

JP Morgan Bank, N.A., as Trustee for certificateholders of Bear Stearns Asset Backed Securities Trust 2006-SD1, Asset Backed Certificates, Series 2006-SD1, by its duly authorized attorney in fact, EMC Mortgage Corporation, by Limited Power of Attorney recorded the___ day of _____, 20__, as Instrument # _____ in the Register's Office for Davidson County, Tennessee.

BY: _____

¥20061201-0148573

ITS: RHONDA ANDERSON
Assistant Vice President

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

Acknowledgment

State of TEXAS
)ss.
County of Dallas

On this day before me, a Notary Public, personally appeared Rhonda Anderson, **to me personally well-known, who acknowledged that he/she is the** Asst Vice Pres. **of EMC Mortgage Corporation, a corporation, as attorney-in-fact for JP Morgan Bank, N.A., as trustee, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 23 **day of** October, **2006.**

(SEAL)

CLAUDIA F. GRAVER
Notary Public, State of Texas
My Commission Expires 06-18-2009

Claudia F Graver
Notary Public

My commission expires: 6-18-09

State of Tennessee
)ss
County of Williamson

I, or we, 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, $83,000.00, 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 27th day of November, 2006.

(SEAL)

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Notary Public

My commission expires: 4/28/09

Property owner and party responsible for payment of taxes:
Daniel Gamsky
1509 Long Avenue
Nashville, TN, 37206

Map No. 09401037500

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211