SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2007

Notary Public

MY COMMISSION EXPIRES: 1.24.09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT2723

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Derek Bain and Kevin Thistlewaite			Derek Bain & Kevin Thistlewaite			072-11-0 388.00
(NAME)			(NAME)			
1902 Riverside Drive			5017 Stillwood DR.			
(ADDRESS)			(ADDRESS)			
Nashville	TN	37216	Nashville, TN		37220	
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-4 Home Equity Pass-Through Certificates, Series 2006-4, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Derek Bain married and Kevin Thistlewaite, married as tenants in common

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 199 on the plan of Waters Place, of record in Book 332, Page 136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-4 Home Equity Pass-Through Certificates, Series 2006-4 by Substitute Trustee's Deed from Mantenn, LLC in its capacity as Substitute Trustee dated December 20, 2006 and recorded December 28, 2006 in Instrument Number 20061228-0159840, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1902 Riverside Drive Nashville 37216

(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Derek Bain and Kevin Thistlewaite, and his/her/their assigns, forever.

Said U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-4 Home Equity Pass-Through Certificates, Series 2006-4., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 04/26/07 10:54 2 pgs
Fees:13.00 Taxes:222.00

20070426-0049783

IN WITNESS WHEREOF, the said U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-4 Home Equity Pass-Through Certificates, Series 2006-4., has executed this deed this 18th day of April, 2007

SELECT PORTFOLIO SERVICING, INC Corporate 1989 SEAL UTAH

U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-4 Home Equity Pass-Through Certificates, Series 2006-4 BY Select Portfolio Servicing Inc., f/k/a Fairbanks Capital Corp. as Attorney in Fact

By CHERYL E. KRUEGER, DOC. CONTROL OFFICER

STATE OF UTAH

COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared CHERYL E. KRUEGER, DOC. CONTROL OFFICER, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Doc Control Officer of Select Portfolio Servicing Inc., f/k/a Fairbanks Capital Corp., the Attorney in Fact of said U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-4 Home Equity Pass-Through Certificates, Series 2006-4., the within named bargainor, and that he/she as such Doc Control Officer, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 200605010049403 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 18th day of April, 2007

Notary Public

My Commission expires: _____

NOTARY PUBLIC
DEBRA REILLY
3815 So. West Temple
Salt Lake City, Utah 84115
My Commission Expires
January 24, 2010
STATE OF UTAH

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT2723