RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Teri N. Mathews

GRANTEE(s)
JP Morgan Chase Bank, N.A. as trustee for Bear Stearns Asset-Backed Securities Trust 2006-SD1

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 06/13/07 10:36 2 pgs
Fees:13.00 Taxes:562.98
20070613-0070771

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 28, 2004 and recorded May 14, 2004, as Instrument No. 20040514-0056654 in the Register's Office of Davidson County, Tennessee, Teri N. Mathews conveyed to Mortgage Title Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Taylor, Bean & Whitaker Mortgage Corp. and Taylor, Bean & Whitaker Mortgage Corp.'s successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **SAMUEL S. HIGH** as Co-Trustee by instrument of record recorded on May 21, 2007 as Instrument No. 20070521-0060570 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on June 6, 2007 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to JP Morgan Chase Bank, N.A. as trustee for Bear Stearns Asset-Backed Securities Trust 2006-SD1, at and for the sum of $152,155.93, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by JP Morgan Chase Bank, N.A. as trustee for Bear Stearns Asset-Backed Securities Trust 2006-SD1 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said JP Morgan Chase Bank, N.A. as trustee for Bear Stearns Asset-Backed Securities Trust 2006-SD1, its successors and assigns, the property above mentioned and now further described as being inDavidson County, Tennessee, to wit:

> Being Lot No. 1, Re-sub of Part of Lots 3 & 4, Section 1, on the Plan of Joywood Heights, Section 3 Revised of record in Book 6050, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description. Being the same property conveyed to the Grantor (s) by deed of record in Instrument Number 20010102-0000222 Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 2725 Jones Avenue, Nashville, Tennessee 37207
>
> Tax Parcel No.: 06016026900

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 JP Morgan Chase Bank, N.A. as trustee for Bear Stearns Asset-Backed Securities Trust 2006-SD1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 7th day of June 2007.

Samuel S. High, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Samuel S. High, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 7th day of June, 2007.

Melissa G. Rudder
Notary Public

MELISSA G. RUDDER
Notary Public - Arkansas
Pulaski County
My Commission Expires 9-08-2014

My Commission Expires: 9-8-2014

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $152,155.93, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Samuel S. High
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Samuel S. High, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 7th day of June, 2007.

Melissa G. Rudder
Notary Public

MELISSA G. RUDDER
Notary Public - Arkansas
Pulaski County
My Commission Expires 9-08-2014

My Commission Expires: 9-8-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JP Morgan Chase Bank, N.A. as trustee for Bear Stearns Asset-Backed Securities Trust 2006-SD1
3476 Stateview Blvd.
Ft. Mill, SC 29715