S&K #: 07-51118

Davidson County DEEDWARR
Recvd: 08/23/07 11:28 2 pgs
Fees:13.00 Taxes:210.53
20070823-0100849

SPECIAL WARRANTY DEED

THIS DEED, between U.S. Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, 2006-EQ1 organized and existing under the laws of the United States of America, hereinafter called Grantor, and Wayne Rankhorn hereafter called Grantee.

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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 23 of Block "E" on the revised map of Rainbow Terrace Subdivision of record in Book 1130, Page 85, in the Register's Office of Davidson County, Tennessee.

Said Lot Number 23 fronts 50 feet on the northwesterly side of Lanier Drive and runs back between parallel lines 300 feet to a dead line.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20060405-0038823 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20070320-0033723 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 for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, 2006-EQ1

Title: Melinda Garrott, Assistant Vice President

By: Wells Fargo Bank, N.A., its attorney in fact

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 Melinda Garrott of Wells Fargo Bank, N.A. as Attorney-in-Fact for U.S. Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, 2006-EQ1 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 6 day of Aug, 2007.

Cindy L Moldovan
NOTARY PUBLIC

CINDY L. MOLDOVAN NOTARY PUBLIC FREDERICK CO., MD

My Commission Expires: CINDY L. MOLDOVAN NOTARY PUBLIC STATE OF MARYLAND My Commission Expires August 1, 2010

STATE OF Tennessee
COUNTY OF Shelby

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 $56,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Melinda Garrott
Affiant

Subscribed and sworn to before me this the 15th day of August, 2007.

Candace D. Tate
Notary Public

CANDACE D. TATE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06/18/2011

My commission expires: 6/18/2011

Property Address: 404 Lanier Drive, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wayne Rankhorn
103 JASMINE CT
Gallatin, TN 37066

Map & Parcel 052-02-020.00

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