Davidson County DEEDWARR
Recvd: 02/05/08 10:15 3 pgs
Fees:18.00 Taxes:183.52

20080205-0011881

This Instrument prepared by:	Please add new owner and send tax notice to the following:
U.S. Land Title, LLC	James Southerland
4875 Olde Towne Parkway, Suite 50	7051 Hwy 70S #293
Marietta, GA 30068	Nashville, TN

File # 75009598
REO # 2660892
Parcel #08115023700
Address: 1516 17TH AVE N, NASHVILLE, TN 37208

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **US Bank National Association as Trustee for the MLMI SURF Trust Series 2006-BC4, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **James Southerland,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 27 day of December, 2007

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE MLMI SURF TRUST SERIES 2006-BC4
BY: WILSHIRE CREDIT CORPORATION
AS IT'S ATTORNEY IN FACT

By: Alicia Lasater
Its: Reo Team Lead

STATE OF Oregon)
COUNTY OF Washington)

Before me, the undersigned authority, Angela Clayton notary public of the State and County mentioned, personally appeared Alicia Lasater who, upon oath, acknowledged him/herself to be Reo Team Lead of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for US Bank National Association as Trustee for the MLMI SURF Trust Series 2006-BC4, the within named bargainor, and that he/she as such _____, being authorized to do so, executed the foregoing instrument in behalf of US Bank National Association as Trustee for the MLMI SURF Trust Series 2006-BC4 as the _____ of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for US Bank National Association as Trustee for the MLMI SURF Trust Series 2006-BC4 and declared that he/she in his/her capacity as _____ of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for US Bank National Association as Trustee for the MLMI SURF Trust Series 2006-BC4

WITNESS my hand and seal at office this 27 day of December, 2007

Angela Clayton
NOTARY PUBLIC

OFFICIAL SEAL
ANGELA CLAYTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 377586
MY COMMISSION EXPIRES FEB 17, 2008

STATE OF Tennessee)
COUNTY OF Shelby)

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 49,600.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Walter Fowse
Affiant

Subscribed and sworn to me before me on the date written above.

06/18/2011
My Commision Expires

Scedella A. McAtee
Notary Public

SCEDELLA A. MCATEE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06/18/2011

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 1/2 OF LOT NO. 379 ON THE MAP OF D.T. MCGAVOCK & OTHER'S ADDITION TO NASHVILLE, OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT FRONTS 50 FEET ON THE EASTERLY SIDE OF 17TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

The property hereinabove described was acquired by the Grantor by instrument recorded in Instrument 20071011-0120883 in the aforesaid County and State.

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