New Owner and

This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title, LLC	Falcon Capital Funding LLC
4875 Olde Towne Parkway, Suite 50	3326 Aspen Grove Dr, Ste 160
Marietta, GA 30068	Franklin TN 37067

File # 75001473
REO # 99601528
Parcel #08316004500
Address: 2657 BARCLAY DRIVE, NASHVILLE, TN 37206

Davidson County DEEDWARR
Recvd: 02/06/08 08:34 3 pgs
Fees:18.00 Taxes:277.50
20080206-0012184

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 NA as Trustee for Salomon Brothers Mortgage Securities VII Inc Asset Backed Certificates Series 1998-NC3, 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 **Falcon Capital Funding LLC,** (herein referred to as "Grantee"), his/her/their/its heirs, successors and/or 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 24th day of January, 2008.

US BANK NA AS TRUSTEE FOR SALOMON BROTHERS MORTGAGE SECURITIES VII INC ASSET BACKED CERTIFICATES SERIES 1998-NC3
By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

By: **KEITH CHAPMAN**
Its: VA REO Closing Manager

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

STATE OF FLORIDA)
COUNTY OF ORANGE)

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Keith Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of US Bank NA as Trustee for Salomon Brothers Mortgage Securities VII Inc Asset Backed Certificates Series 1998-NC3, its successors and assigns, by Ocwen Loan Servicing, LLC, as its attorney in fact and as the free act and deed of the within named US Bank NA as Trustee for Salomon Brothers Mortgage Securities VII Inc Asset Backed Certificates Series 1998-NC3.

WITNESS my hand and seal at office this 24 day of January, 2008.

Notary Public, ~~My commission expires:~~

Deon Rameshwar Paul
My Commission DD323504
Expires May 26, 2008

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $75,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant **KEITH CHAPMAN**
VA REO Closing Manager

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

My Commision Expires

Notary Public

Deon Rameshwar Paul
My Commission DD323504
Expires May 26, 2008

RECORD AND RETURN TO:
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
VTE File No. _____

EXHIBIT "A"

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LOT NUMBER 241 ON THE PLAN OF FORTLAND PARK, SECTION 3, ADDITION 1, OF RECORD IN PLAT BOOK 3100, AT PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP. TO U.S. BANK, N.A., AS TRUSTEE FOR SALOMON BROTHERS MORTGAGE SECURITIES VII, INC. ASSET-BACKED CERTIFICATES SERIES 1998-NC3 DATED NOVEMBER 12, 2007 AND RECORDED ON NOVEMBER 15, 2007 IN INSTRUMENT NO. 20071115-0133900 IN THE DAVIDSON COUNTY PUBLIC RECORDS.

The property hereinabove described was acquired by the Grantor by instrument recorded in Instrument 20071115-0133900 in the aforesaid County and State.

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