Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-011

Davidson County DEEDWARR
Recvd: 05/29/08 10:44 3 pgs
Fees:18.00 Taxes:366.30
20080529-0054611

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 1st **day of** May, **2008, by The Bank of New York Trust Company, NA as successor in interest to JP Morgan Chase Bank, NA, as Trustee for Bear Stearns Asset Backed Securities Trust 2006-SD1, by its duly authorized attorney in fact Wells Fargo Bank, N.A.**

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Morningstar Investment Group, LLC and Benjamin L. Waller, Grantees, the following land in Davidson County, Tennessee:

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.

This being the same property conveyed to JPMorgan Chase Bank , N.A. as Trustee for Bear Stearns Asset-Backed Securities Trust 2006-SD1 in the Trustee's Deed recorded on June 13, 2007 as Instrument No. 20070613-0070771 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2725 Jones Avenue, Nashville, TN 37207.

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 Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

The Bank of New York Trust Company, NA as successor in interest to JP Morgan Chase Bank, NA, as Trustee for Bear Stearns Asset Backed Securities Trust 2006-SD1, by its duly authorized attorney in fact Wells Fargo Bank. NA, Cy

POA:instrument # 20080529-0054610

BY: _____

ITS: Erick Wenk, AVP

Acknowledgment

State of Maryland

County of ~~Frederick~~

On this day before me, a Notary Public, personally appeared Erick Wenk **, to me personally well-known, who acknowledged that he/she is the** AVP **of** Wells Fargo Bank NA **, a corporation, as attorney-in-fact for The Bank of New York Trust Company, NA as successor in interest to JP Morgan Chase Bank, NA, as Trustee for Bear Stearns Asset Backed Securities Trust 2006-SD1, by its duly authorized attorney in fact Wells Fargo Bank,, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 1st **day of** May, 2008.

_____

Notary Public

My commission expires:

3/25/12

(Seal)

WILLIAM F. HORMES III
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES MARCH 25, 2012

WILLIAM F. HORMES III
NOTARY PUBLIC
FREDERICK COUNTY, MD

State of TN

County of)ss. Williamson

I, or we, 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, $99,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 21st **day of** May, 2007.

Notary Public

My commission expires:

7/16/11

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

Property owner and party responsible for payment of taxes:
Morningstar Investment Group,LLC cy
2725 Jones Avenue
Nashville, TN, 37207

Map No. 060-16-0 269.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211