RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Amelia J. Arcia and Carlos A. Arcia

GRANTEE(s)
U.S. Bank National Association, as Trustee for the BNC Mortgage Loan Trust 2006-1

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: 07/10/08 10:53 2 pgs
Fees:13.00 Taxes:600.05
20080710-0070878

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 26, 2006 and recorded August 7, 2006, as Instrument No. 20060807-0096410 in the Register's Office of Davidson County, Tennessee, Amelia J. Arcia and Carlos A. Arcia conveyed to First Title Corporation, as Trustee for Mortgage Electronic Registration Systems, Inc, a separate corporation that is acting solely as a nominee for BNC Mortgage, Inc, A Delaware Corporation and BNC Mortgage, Inc, A Delaware Corporation'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 **SHELLIE WALLACE** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on June 23, 2008 as Instrument No. 20080623-0064647 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 identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on July 2, 2008 at the SOMMET 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 U.S. Bank National Association, as Trustee for the BNC Mortgage Loan Trust 2006-1, at and for the sum of $162,175.00, 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 U.S. Bank National Association, as Trustee for the BNC Mortgage Loan Trust 2006-1 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 U.S. Bank National Association, as Trustee for the BNC Mortgage Loan Trust 2006-1, its successors and assigns, the property above mentioned and now further described as being inDavidson County, Tennessee, to wit:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 OF THE RESUBDIVISION OF LOTS 9, 10 & 11, BLOSSOM TRACE OF RECORD IN INSTRUMENT NO. 20011211-0136455, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
>
> BEING THE SAME PROPERTY CONVEYED TO AMELIA J . ARCIA AND CARLOS A. ARCIA BY DEED RECORDED 12/02/2004 IN DOCUMENT 200412020143759, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
>
> Commonly known as: 1304 Weeping Cherry Lane, Hermitage, Tennessee 37076.
>
> Tax Parcel No.: 075120E03000CO

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 U.S. Bank National Association, as Trustee for the BNC Mortgage Loan Trust 2006-1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 2nd day of July, 2008.

Matthew Smith, 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, Matthew Smith, 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 2nd day of July, 2008.

Melissa G. Peresko
Notary Public

My Commission Expires: MELISSA G. PERESKO Notary Public-Arkansas Pulaski County My Commission Expires 09-08-2014

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 $162,175.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Matthew Smith
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, Matthew Smith, 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 2nd day of July, 2008.

Melissa G. Peresko
Notary Public

My Commission Expires: MELISSA G. PERESKO Notary Public-Arkansas Pulaski County My Commission Expires 09-08-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association, as Trustee for the BNC Mortgage Loan Trust 2006-1
3476 Stateview Blvd.
Ft. Mill, SC 29715