BOX #14A

Davidson County DEEDWARR
Recvd: 08/13/08 09:11 3 pg:
Fees:18.00 Taxes:358.53

20080813-0083176

G#4007-2

ADDRESS NEW OWNER:
Gail R. Wainwright
3465 Rainwood Drive
Nashville, TN 37207

This Instrument prepared by:	Please add new owner and send tax notice to the following:
U.S. Land Title of Tennessee, LLC	First Community Mortgage, Inc.
4875 Olde Towne Parkway, Suite 150	1610 South Church St, Ste A
Marietta, GA 30068	Murfreesboro, TN 37130

File # 85001033
REO # 1834584
Parcel #050 10 0C 333.00 CO
Address: 3465 RAINWOOD DR, NASHVILLE, TN 37207

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 M LM I SURF TRUST SERIES 2006-BC2, 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 **GAIL WAINWRIGHT,** (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 COVENANTS 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 2nd day of July, 2008

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE M LM I SURF TRUST SERIES 2006-BC2
BY: WILSHIRE CREDIT CORPORATION
AS IT'S ATTORNEY IN FACT

By: Meaghan E. Robinson
Its: REO Team Lead

STATE OF Oregon)
COUNTY OF Washington)

Before me, the undersigned authority, Veronica Wedlow notary public of the State and County mentioned, personally appeared Meaghan Robinson who, upon oath, acknowledged him/herself to be Authorized signer of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE M LM I SURF TRUST SERIES 2006-BC2, the within named bargainor, and that he/she as such Authorized signer, being authorized to do so, executed the foregoing instrument in behalf of US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE M LM I SURF TRUST SERIES 2006-BC2 as the Authorized signer of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE M LM I SURF TRUST SERIES 2006-BC2 and declared that he/she in his/her capacity as Authorized signer of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE M LM I SURF TRUST SERIES 2006-BC2

WITNESS my hand and seal at office this 2nd day of July, 20 08.

NOTARY PUBLIC Veronica Wedlow

OFFICIAL SEAL
V. WEDLOW
NOTARY PUBLIC - OREGON
COMMISSION NO. 417935
MY COMMISSION EXPIRES MAY 31, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 96,900.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me before me ~~on the date written above~~ this 8th day of August, 2008.

3/7/2011
My Commision Expires

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

PROPERTY LOCATED AT: 3465 RAINWOOD DR, DAVIDSON COUNTY, NASHVILLE, TN 37207 LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE PLAN OF CHESAPEAKE HOMES, SECTION 6, PHASE 1, OF RECORD IN INSTRUMENT NO. 20011026-0117230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DENISE SHELTON BY DEED FROM DREAMSCAPE BUILDERS, LLC, FILED IN INSTRUMENT NO.20051220-0152616 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property hereinabove described was acquired by the Grantor by instrument recorded in instrument no. 20080115-0004429 in the aforesaid County and State.