This document prepared by (and after recording return to):

Name: WELLS FARGO SAMI II 2006-AR2
Firm c/o U. S. Land Title, LLC
Address: 4875 Olde Towne Parkway Suite 50 Marietta, GA 30068
Phone: (770) 977-0933
Loan No. 246338
USLT No. 85005896

Other File No. 246338

Davidson County DEEDWARR
Recvd: 09/05/08 14:30 4 pg:
Fees:23.00 Taxes:351.50

20080905-0091280

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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, **WELLS FARGO SAMI II 2006-AR2, 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 **SORIN IVANOVICI and MONICA IVANOVICI,** (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:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by the Grantor by instrument recorded in INSTRUMENT NO. 20080225-0018058 in the aforesaid County and State.

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 23 day of July, 20 08.

WELLS FARGO SAMI II 2006-AR2
BY: COUNTRYWIDE HOME LOANS SERVICING LP

By: Les Geurin

Les Geurin

Its: Assistant Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned authority, Angelina Archivald notary public of the State and County mentioned, personally appeared Les Geurin who, upon oath, acknowledged him/herself to be Asst. Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for WELLS FARGO SAMI II 2006-AR2, the within named bargainor, and that he/she as such _____, being authorized to do so, executed the foregoing instrument in behalf of WELLS FARGO SAMI II 2006-AR2 as the Asst. Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for WELLS FARGO SAMI II 2006-AR2 and declared that he/she in his/her capacity as Assistant Secretary of **COUNTRYWIDE HOME LOANS SERVICING LP** which is the attorney-in-fact for WELLS FARGO SAMI II 2006-AR2

WITNESS my hand and seal at office this 23 day of July 20 08 .

ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011

Notary Public, My commission expires:

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $95,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/25/09

Tax ID No.: 052080103.00	
Transfer Tax: $	
Drafted by and return to after recording:	**Send new tax bills to:**
~~WELLS FARGO SAMI II 2006-AR2~~ Southeast Title 609 Riverrgate Pkwy S-B1 Goodlettsville, TN 37072	SORIN IVANOVICI and MONICA IVANOVICI 1200 Shawnee Rd Madison, TN 37115
File No: 85005896	
Client No.: 246338	
Other No: 246338	

Deliana Lowhorn
State of Tennessee Notary Public
Davidson County

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 185 ON THE PLAN OF SEQUOIA VALLEY, SECTION IV, OF RECORD IN PLAT BOOK 5200, PAGE 215, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

PROPERTY COMMONLY KNOWN AS: 1200 SHAWNEE ROAD, MADISON, TENNESSEE 37115

Parcel ID #: 052080103.00