Davidson County DEEDWARR
Recvd: 12/30/08 08:26 3 pgs
Fees:13.00 Taxes:233.10
20081230-0123207

This instrument prepared by:
TitlePlus, LLC
7389 Florida Blvd., Ste 200B
Baton Rouge, LA 70806
Ph: 225-706-3500 / Fax: 225-706-3501

SPECIAL WARRANTY DEED

Special warranty deed made on the 9th day of October, 2008, by, **LaSalle Bank National Association, as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1,** organized and existing under the laws of the United States of America, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys, to **Bancroft O'Quinn**, Grantee, the following described property located **Davidson County, Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NUMBER 219 ON THE PLAN OF PARKWOOD ESTATES, SECTION 2 OF RECORD IN BOOK 3300, PAGE 5 REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NUMBER 219 FRONTS 78.5 FEET ON THE SOUTHEASTERLY SIDE OF MOOREWOOD DRIVE AND EXTENDS BACK 153 FEET ON THE NORTHEASTERLY LINE AND 149.9 FEET ON THE SOUTHWESTERLY LINE TO A DEED LINE, MEASURING 62.65 FEET THEREON.

Being the same property acquired by Trustee's Deed from Bonnie B. Turner to LaSalle Bank National Association, as trustee for the Merrill Lynch Mortgage Investors Trust 2006-FF1, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 dated January 16, 2008 and recorded January 22, 2008 as Instrument #20080122-0006362 of the official records of Davidson County, Tennessee.

Municipal Address: 3212 Moorewood Drive, Nashville, TN, 37207
Tax Parcel: 06002004900

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 Grantee and unto his heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "AS IS" conditions, without any representations or warranties express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors and windows; ©) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, uses, handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind the sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she has had an opportunity and/or has in fact inspected the property to his/her full satisfaction, and this clause has been pointed out to him/her/it and explained to his/her satisfaction.

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

LaSalle Bank National Association, as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1

BY: _____

ITS: J. LYNN BURROW
ASSISTANT VICE PRESIDENT

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

Acknowledgment

STATE OF TX
COUNTY OF Harris

On this day before me, a Notary Public, personally appeared J. LYNN BURROW **AUTHORIZED SIGNER OF LaSalle Bank National Association, as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1**, 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 9 day of Oct, 2008.

Notary Public: _____

My commission expires: 8-27-11

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

STATE OF TX
COUNTY OF Harris

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, **$63,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 9 day of Oct, 2008.

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

Notary Public:

My commission expires: _____

NEW OWNER:
Party Resonsible for property taxes:

Bancroft O'Quinn

3212 Woorewood Drive
Nashville, TN 37207