Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-1065
1218039655

Davidson County DEEDWARR
Recvd: 01/15/09 09:56 3 pgs
Fees:18.00 Taxes:222.00

20090115-0003828

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 26th day of December, 2008, by Citibank, N.A., not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities 1 Trust 2006-HE3, by its duly authorized Attorney in fact Wells Fargo Bank N.A., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jonathan C. Grindol and Amanda R. Grindol, husband and wife, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of McGavock's Town North Nashville, recorded in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Citibank, N.A., not individually but solely as trustee for the holders of Bear Stearns Asset Backed Securities 1 Trust 2006-HE3 by Trustee's Deed filed for record May 21, 2008 as instrument number 20080521-0051884 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1011 Monroe Street, Nashville, TN 37208.

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.

Citibank, N.A., not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities 1 Trust 2006-HE3, by its duly authorized Attorney in fact Wells Fargo Bank N.A.

POA instrument # 20090115-0003827

BY: Yvette Blatchford

Yvette Blatchford

ITS: VP Loan Documentation

*VP Loan Documentation

Acknowledgment

State of California

)ss.

County of San Bernardino

On this day before me, a Notary Public, personally appeared Yvette Blatchford **, to me personally well-known, who acknowledged that he/she is the** VPLD * **of** Wells Fargo Bank, N.A. **, a corporation, as attorney-in-fact for Citibank, N.A., not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities 1 Trust 2006-HE3, 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 26th **day of** December, 2008.

Notary Public A. Aaron Reyes

My commission expires:

March 20, 2012

A. AARON REYES
Commission # 1793915
Notary Public - California
San Bernardino County
My Comm. Expires Mar 20, 2012

State of TENNESSEE
)ss.
County of 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, $60,000.00, 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 14th day of January, 2009.

Notary Public

My commission expires:

07/16/2011
(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:
Jonathan C. Grindol
1011 Monroe Street
Nashville, TN 37208
Map No. 081-16-0-200.00

Return to:

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