Box 14-A
4168-1

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

Name: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2
Firm: c/o U. S. Land Title, LLC
Address: 1900 The Exchange Building 500 Atlanta, GA 30339
Phone: (770) 977-0933
Loan No. 330470
USLT No. 85010267
Other File No. 330470

Davidson County DEEDWARR
Recvd: 01/28/09 09:19 4 pg:
Fees:23.00 Taxes:401.45

20090128-0007285

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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, **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2, 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 **FRANK JOHNSON and CELESTINE JOHNSON,*** (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.

* husband and wife

The property hereinabove described was acquired by the Grantor by instrument recorded in INSTRUMENT NO. 20081027-0107230 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 23rd day of December, 20 09.

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2
BY: COUNTRYWIDE HOME LOANS

By: _____
Maria Castillo, Assistant Secretary
Its: _____

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, Bobbi Laughlin notary public of the State and County mentioned, personally appeared Maria Castillo who, upon oath, acknowledged him/herself to be Assistant Secretary of **COUNTRYWIDE HOME LOANS** Assistant Secretary which is the attorney-in-fact for U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2, the within named bargainor, and that he/she as such Assistant Secretary, being authorized to do so, executed the foregoing instrument in behalf of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 as the Assistant Secretary of **COUNTRYWIDE HOME LOANS** Assistant Secretary which is the attorney-in-fact for U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 and declared that he/she in his/her capacity as Assistant Secretary of **COUNTRYWIDE HOME LOANS** Assistant Secretary which is the attorney-in-fact for U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

WITNESS my hand and seal at office this 23rd day of December, 20 08.

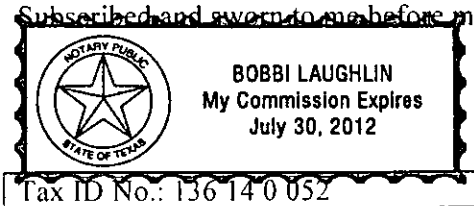
_____
Notary Public, My commission expires:

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **108,500.00** which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant Cindy Ton, Assistant Secretary

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



NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Tax ID No.: 136 14 0 052	
Transfer Tax: $ **108,500.00**	
Drafted by and return to after recording:	**Address New Owners:**
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2	FRANK JOHNSON and CELESTINE JOHNSON 112 Lake Terrace Circle Nashville, TN 37217
,	, Send Tax Bills To:
File No: 85010267	Taylor, Bean & Whitaker Mortgage Corp.
Client No.: 330470	1417 North Magnolia Avenue
Other No: 330470	Ocala, FL 34475'

EXHIBIT "A"

BEING LOT NO. 52 ON THE PLAN OF CASTLEGATE, SECTION 1, OF RECORD IN BOOK 4460, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 112 LAKE TERRACE CIR., NASHVILLE, TN 37217

Parcel ID #: 136 14 0 052