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

Name:	US BANK NA AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1
Firm	c/o U. S. Land Title, LLC
Address:	1900 The Exchange Building 500 Atlanta, GA 30339
Phone:	(770) 977-0933
Loan No.	325658
USLT No.	95700014

Other File No. 325658

BILL GARRETT, Davidson County
Trans: T20090019623 DEEDWARR
Recvd: 03/25/09 09:04 4 pgs
Fees: 23.00 Taxes: 567.95
20090325-0026791

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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, **US BANK NA AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1, 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 **GIRGIS YOUSIF and SOBHEYH EL TAHAN,** (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. 20080929-0098870 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 13th day of January, 2009.

US BANK NA AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1
BY: COUNTYWIDE HOME LOANS, INC.

By: _____
Stephen Aring
Its: Asst Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned authority, _____ notary public of the State and County mentioned, personally appeared Stephen Aring who, upon oath, acknowledged him/herself to be Asst Secretary of **COUNTYWIDE HOME LOANS, INC.** which is the attorney-in-fact for US BANK NA AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1, the within named bargainor, and that he/she as such _____, being authorized to do so, executed the foregoing instrument in behalf of US BANK NA AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1 as the _____ of **COUNTYWIDE HOME LOANS, INC.** which is the attorney-in-fact for US BANK NA AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1 and declared that he/she in his/her capacity as _____ of **COUNTYWIDE HOME LOANS, INC.** which is the attorney-in-fact for US BANK NA AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1

WITNESS my hand and seal at office this 13th day of January, 2009.

NELDA KERSHNER
My Commission Expires
November 7, 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 $153,500.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant Toni Gary, Asst Secretary

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

NELDA KERSHNER
My Commission Expires
November 7, 2011

Tax ID No.: 062020A 29300C0	
Transfer Tax: $	
Drafted by and return to after recording:	**Send new tax bills to:** New Owner
US BANK NA AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1	GIRGIS YOUSIF and SOBHEYH EL TAHAN 3204 Cain Harbor Nashville, TN 37214
,	,
File No: 95700014	
Client No.: 325658	
Other No: 325658	

Return to and Prepared By:

Clifford A. Branham, Esq.
800 Corporate Dr. #102A
Lexington, KY 40503

EXHIBIT "A"

BEING LOT NO. 330 ON THE PLAN OF FINAL PLAT OF RIVER TRACE ESTATES, PHASE 1, SECTION 4 AND 5, OF RECORD IN BOOK 9700, PAGE 400, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 3204 CAIN HARBOR DRIVE, NASHVILLE, TN 37214 (property referenced as 2804 Riverbend Drive, Nashville, TN 37214 with county authorities)

Parcel ID #: 062020A 29300C0