BILL GARRETT, Davidson County
Trans: T20090023093 DEEDWARR
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Fees: 13.00 Taxes: 220.15
20090407-0031692

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 20th day of February, 2009, by, **Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4,** mailing address is 135 South LaSalle Street, Suite 1625, Chicago, Illinois, 60603, organized and existing under the laws of the United States of America, Grantor, by its duly authorized attorney in fact. Power of Attorney attached as Exhibit "A".

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys, for and in consideration of **FIFTY NINE THOUSAND FIVE HUNDRED AND 00/100 ($59,500.00)**, and other valuable consideration, has granted, bargained, sold and conveyed, and by these presents does grant, bargin, sell, convey unto **Angela Ellis**, mailing address 1204 Bending Creek Drive, Cane Ridge, Tennessee, 37013, Grantee, the following described property located **Davidson County, Tennessee**, to wit:

**Land in Davidson County, Tennessee, being LOT NO. 611 on the Final Plat of SHEPARDWOOD SUBDIVISION Section 6 of record in Plat Book 6900, Page 753, Register's Office for said County, to which reference is made for a more complete description.**

**Municipal Address: 2540 Slaydon Drive, Nashville, TN, 37207**

**Tax Parcel: 07201008600**

**Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4**

**Being the same property acquired by Trustee's Deed dated November 14, 2008 Rodrell L. Ford and Latia Murphy to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4, recorded on November 18, 2008 as Instrumenrt 20081118-0113665 of the official records of Davidson County, Tennessee.**

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.

**Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4**

BY: _____

ITS: LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT
J. LYNN BURROW
ASSISTANT VICE PRESIDENT

**Acknowledgment**

STATE OF Texas

COUNTY OF Harris

On this day before me, a Notary Public, personally appeared J. LYNN BURROW, AUTHORIZED SIGNER OF **Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4,** 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 20 day of Feb, 2009.

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

Notary Public: _____

My commission expires: _____

New Owner/Person Responsible for Property Taxes:

**Angela Ellis**
**2540 Slaydon Drive**
**Nashville, TN 37207**

I, hereby swear that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transf or value of the property transferred, whichever is greater, is $59,500.00, 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 before me this 24th day of March, 2009.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

_____
Notary Public