(2)

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4084-648
194160

BILL GARRETT, Davidson County
Trans:T20090039901 DEEDWARR
Recvd: 06/16/09 09:29 4 pgs
Fees:23.00 Taxes:499.50
20090616-0055723

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 8TH day of May, 2009, by Wells Fargo Bank, National Association as Trustee under Pooling and Servicing Agreement dated as of August 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-HE1 Mortgage Pass-Through Certificates, Series 2006-HE1, Grantor, by its duly authorized attorney in fact Barclays Capital Real Estate, Inc., a Delaware Corporation, dba HomEq Servicing.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Saef F Ghrbas and Nancy F Fangary, wife and husband, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Resubdivision of Lots 30 & 31 of the Percy Priest Woods Subdivision Revision of Cheewicke Park P.U.D., as of record in Instrument No. 200004270041640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Wells Fargo Bank, National Association as Trustee under Pooling and Servicing Agreement dated as of August 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-HE1 Mortgage Pass-Through Certificates, Series 2006-HE1 by Substitute Trustee's Deed filed April 29, 2009 as Instrument No. 20090429-0038883 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 221 Woodmaker Court, Nashville, TN 37214.

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.

Wells Fargo Bank, National Association as Trustee under Pooling and Servicing Agreement dated as of August 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-HE1 Mortgage Pass-Through Certificates, Series 2006-HE1 by Barclays Capital Real Estate, Inc., a Delaware Corporation, dba HomEq Servicing as Attorney - in - Fact

POA recorded instrument # 200906160055722

BY: _____

Noriko Colston

ITS: Assistant Secretary

Acknowledgment

State of _____

)ss.

County of _____ See Attached

On this day before me, a Notary Public, personally appeared _____, **to me personally well-known, who acknowledged that he/she is the** _____ **of Barclays Capital Real Estate, Inc., a Delaware Corporation, dba HomEq Servicing, a corporation, as attorney-in-fact for Wells Fargo Bank, National Association as Trustee under Pooling and Servicing Agreement dated as of August 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-HE1 Mortgage Pass-Through Certificates, Series 2006-HE1, 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 _____ **day of** _____, _____.

_____

Notary Public

My commission expires:

_____

(Seal)

*Assistant Secretary

State of California }
County of Sacramento } ss.

On MAY 0 8 2009, before me, H. Clapp, Notary Public, personally appeared Noriko Colston *, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature

H. CLAPP
COMM. # 1786268
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO CO.
EXP. DEC 22, 2011

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, $135,000.00, 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 8thTH day of June, 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:
Saef F Ghrbas and Nancy F. Fangary
221 Woodmaker Court
Nashville, TN 37214

Map No. 108-15-0-A-030.00

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