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BILL GARRETT, Davidson County
Trans:T20090067619 DEEDWARR
Recvd: 10/05/09 09:53 5 pgs
Fees:28.00 Taxes:273.80
20091005-0092158

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSQ-090900202S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Matthew Hammond	SEND TAX BILL TO: Matthew Hammond	MAP/PARCEL NUMBERS: 084 01 0 161.00
(Name) 2320 Selma Ave	(Name) Same	
(Address) Nashville, TN	(Address) as new owner	
(City) (State) (Zip) 37214	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, The Bank Of New York Mellon Formerly Known As The Bank Of New York As Successor Trustee to JPMorgan Chase Bank, N.A. As Trustee For The Certificateholders of Structured Asset Mortgage Investments II Trust 2006-AR4 Mortgage Pass-Through Certificates, Series 2006-AR4, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Matthew Hammond, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1208 Rosebank Ave, Nashville, TN, 37206, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the September 22, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

The Bank Of New York Mellon Formerly Known As The Bank Of New York As Successor Trustee to JPMorgan Chase Bank, N.A. As Trustee For The Certificateholders of Structured Asset Mortgage Investments II Trust 2006-AR4 Mortgage Pass-Through Certificates, Series 2006-AR4 by EMC Mortgage Corporation as Attorney In Fact

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

By: Susan Harber

Name: Susan Harber

Its: Assistant Vice President

State of Texas

County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Susan Harber who acknowledged to me that she/he is AVP (Title of person signing) of EMC Mtg Corp (Name of Company), the attorney-in-fact for The Bank Of New York Mellon Formerly Known As The Bank Of New York As Successor Trustee to JPMorgan Chase Bank, N.A. As Trustee For The Certificateholders of Structured Asset Mortgage Investments II Trust 2006-AR4 Mortgage Pass-Through Certificates, Series 2006-AR4, and that in its capacity as attorney-in-fact for The Bank Of New York Mellon Formerly Known As The Bank Of New York As Successor Trustee to JPMorgan Chase Bank, N.A. As Trustee For The Certificateholders of Structured Asset Mortgage Investments II Trust 2006-AR4 Mortgage Pass-Through Certificates, Series 2006-AR4 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by The Bank Of New York Mellon Formerly Known As The Bank Of New York As Successor Trustee to JPMorgan Chase Bank, N.A. As Trustee For The Certificateholders of Structured Asset Mortgage Investments II Trust 2006-AR4 Mortgage Pass-Through Certificates, Series 2006-AR4 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 22 day of September, 2009

NOTARY PUBLIC STATE OF TEXAS
SCHAKIRA F HERNANDEZ
Notary Public, State of Texas
My Comm. Expires July 30, 2012

Schakira F Hernandez

Notary Public

My Commission Expires: July 30, 2012

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 74,000.00

Mary Miele
Affiant

Subscribed and sworn to before me this 9-25-2009.

Carol W Hart
Notary Public

My Commission Expires: 12-1-2012

CAROL W. HART
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

RE: 1208 Rosebank Ave, Nashville, TN 37216

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Rosebank Terrace, Section 1, of record in Book 4885, Page 190, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 2 fronts 73.46 feet on the westerly margin of Rosebank Avenue and runs back 119.91 feet on the southerly line to a line on the rear; thence with the rear line N 59 degrees 43' 11" E 105.32 feet to a point on the southerly margin of Solon Drive,; thence with the margin of said Drive, easterly 80 feet to a point; thence with a curve to the right with a 25 foot radius, 39.27 feet to a point on the margin of Rosebank Avenue.

Being the same property conveyed to The Bank Of New York Mellon Formerly Known As The Bank Of New York As Successor Trustee to JPMorgan Chase Bank, N.A. As Trustee For The Certificateholders of Structured Asset Mortgage Investments II Trust 2006-AR4 Mortgage Pass-Through Certificates, Series 2006-AR4 by Substitute Trustee's Deed recorded 8/10/09, instrument no. 20090810-0075197, in the Register's Office of Davidson County, Tennessee.

RE: 1208 Rosebank Ave, Nashville, TN 37206

SPECIAL WARRANTY DEED

EXHIBIT "B"

"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."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1208 Rosebank Ave, Nashville, TN 37206