SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of October, 2009 by and **U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust Asset Backed Funding Corporation Asset Backed Certificates Series 2006-HE1** hereinafter called Grantor, and David Scott Hart, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 8, Rosebank Park, as shown on plat of record at Plat Book 1835, Page 26 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Commonly know as: 1223 Preston Drive Nashville, TN 37206

Being all or part of the same property described in Trustee's Deed recorded under Davidson County Instrument Number 20090729-0070751.

Tax Parcel Number: 083-040-140.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust Asset Backed Funding Corporation Asset Backed Certificates Series 2006-HE1
By: Chase Home Finance, LLC, Attorney-in-Fact

BY: _____
Tony Huynh
Asst. Vice Pres

TITLE: _____

BILL GARRETT, Davidson County
Trans:T20090068510 DEEDWARR
Recvd: 10/07/09 10:48 2 pgs
Fees:13.00 Taxes:351.50
20091007-0093370

STATE OF California
COUNTY OF San Diego

Before me, a Notary Public in and for said State and County, personally appeared Tony Huynh, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged himself to be the AVP of **Chase Home Finance, LLC, as Attorney-in-Fact for U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust Asset Backed Funding Corporation Asset Backed Certificates Series 2006-HE1** the within named bargainor, and that he as such AVP, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Chase Home Finance, LLC as Attorney-in-Fact for U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust Asset Backed Funding Corporation Asset Backed Certificates Series 2006-HE1** by himself as such.

WITNESS my hand and Notarial Seal at office this 25 day of September, 2009.

SEAL

VICTORIA RODRIGUEZ
Commission # 1692169
Notary Public - California
San Diego County
My Comm. Expires Sep 5, 2010

Notary Public
My commission expires: SEP 5 2010

STATE OF California
COUNTY OF San Diego

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $95,000.00, which amount, is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Tony Huynh
Asst. Vice President

Subscribed and sworn to before me this the 25 day of September, 2009.

Notary Public

My Commission Expires:
SEP 5 2010

VICTORIA RODRIGUEZ
Commission # 1692169
Notary Public - California
San Diego County
My Comm. Expires Sep 5, 2010

Owner's Mailing Address:
1501 Rosebank Avenue
Nashville, TN 37206

Property Address:
1223 Preston Drive
Nashville, TN 37206

Person or entity responsible for
The payment of taxes:
David Scott Hurt
1501 Rosebank Avenue
Nashville, TN 37206

Prepared by and return to:

EDCO TITLE & CLOSING Services, Inc.
6510 Stage Road, Suite 1
Bartlett, TN 38134
Our File No.