BILL GARRETT, Davidson County
Trans:T20090083392 DEEDWARRSP
Recvd: 12/10/09 10:38 4 pgs
Fees:23.00 Taxes:484.70
20091210-0112868

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSQ-091000216S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Jason Henderson	SEND TAX BILL TO: Jason Henderson	MAP/PARCEL NUMBERS: 16413002600
(Name)	(Name)	
(Address) 209 Knolls Place	(Address) 209 Knolls Place	
(City) (State) (Zip) Nashville, TN 37211	(City) (State) (Zip) Nashville, TN 37211	

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, U.S. Bank National Association as Trustee for certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2006-3, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Jason Henderson, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 5608 Cedar Ash Crossing, Antioch, TN, 37013, 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 Susan Harber Assistant Vice President, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

U.S. Bank National Association as Trustee for certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2006-3 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 Denton

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 Mortgage Corporation (Name of Company), the attorney-in-fact for U.S. Bank National Association as Trustee for certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2006-3, and that in its capacity as attorney-in-fact for U.S. Bank National Association as Trustee for certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2006-3 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank National Association as Trustee for certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2006-3 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 3rd day of December, 2009.

DEBORAH L. DAWSON
Notary Public, State of Texas
My Commissin Exp. 02-14-2012

Deborah L Dawson
Notary Public
My Commission Expires: 2/14/12

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 131,000.

Veronica Jaye
Affiant

Subscribed and sworn to before me this 7th day of December 2009

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/23/2013

EXHIBIT "A"

BEING Lot No. 321, on the Plan of Asheford Crossing, Section One, a Planned Unit Developement, as of record in Plat Book 7900, Page 937, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to U.S. Bank National Association as Trustee for certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2006-3 by deed from Shellie Wallace, as Successor Trustee, of record in Instrument No. 20090803-0072361 and corrected in Instrument no. 20091123-0107311, dated July 29, 2009, said Register's Office.

This conveyeance is subject to any and all existing easements, restrictions, and building setback lines of record.

RE: 5608 Cedar Ash Crossing, Antioch, TN 37013

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: 5608 Cedar Ash Crossing, Antioch, TN 37013