BILL GARRETT, Davidson County
Trans:T20090084677 DEEDWARRSP
Recvd: 12/16/09 10:16 2 pgs
Fees:13.00 Taxes:290.45
20091216-0114454

S&K #: 09-016371

SPECIAL WARRANTY DEED

THIS DEED, between Bank of America, National Association as successor by merger to LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-3 Trust, organized and existing under the laws of the United States of America, hereinafter called Grantor, and ANGELA JOYCE TAYLOR AND VAUGHN R. TAYLOR hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Described property located in the Second (2nd), (formerly Third (3rd), Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning on the northerly margin of Pin Hook Road at the southwest corner of the property conveyed to Clarence C. Vaughn and wife, Vera G. Vaughn, by Deed from J.B. Thompson and wife, of record in Book 1140, Page 659, Register's Office for Davidson County, Tennessee; thence with Vaughn's west line North 138.5 feet to an iron pin; thence South 86 degrees 45 minutes East 315 feet to an iron pin; thence South 6 degrees 45 minutes West 138.5 feet to an iron pin in the north margin of said road; thence North 86 degrees 45 minutes West 315 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in INSTRUMENT NO. 20060109-0002914 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in INSTRUMENT NO. 20090701-0061275 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Bank of America, National Association as successor by merger to LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-3 Trust

Van Tran

Title: ~~VICE PRESIDENT~~

By: JPMorgan Chase Bank, National Association, its attorney in fact

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van Tran of JPMorgan Chase Bank, National Association, as Attorney-in-Fact for Bank of America, National Association as successor by merger to LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-3 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 10 day of December, 2009.

NOTARY PUBLIC

My Commission Expires: _____

CAROLYN K. CLOUD
Notary Public - State of Florida
My Commission Expires Apr 24, 2010
Commission # DD 544306
Bonded By National Notary Assn.

STATE OF Tennessee
COUNTY OF Shelby

I 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, is $78,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 14th day of December 2009.

Notary Public

SCEDELLA A. MCATEE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06/18/2011

My commission expires: 06/18/2011

Property Address: 3844 Pin Hook Road, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
ANGELA JOYCE TAYLOR AND VAUGHN R. TAYLOR
3844 Pin Hook Road
Antioch, TN. 37013

Map & Parcel 16500002900

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119