2092612

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

BILL GARRETT, Davidson County
Trans:T20100000627 DEEDWARRSP
Recvd: 01/05/10 13:11 3 pgs
Fees:18.00 Taxes:360.75
20100105-0000803

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO: + new owner

Valentin Vinca

3001 Hamilton Church Rd. #113

Antioch, TN 37013

****

PROPERTY ADDRESS:

3001 Hamilton Church Road # 113, Antioch, Tennessee 37013

****

MAP PARCEL NUMBERS: 163.04-0A-113.00-CO

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **US Bank National Association as Trustee for the 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 **Valentin Vinca** ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 3001 Hamilton Church Road # 113, Antioch, Tennessee 37013.

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

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2009, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Asst V. P on this the 29 day of October, 2009.

Grantor: **US Bank National Association as Trustee for the 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 pursuant to Power of Attorney of record in Instrument No. 20100105.0000802, in the Office of the Davidson County Register of Deeds**

By: Dena Grimes

Name: Dena Grimes

Title: Assistant Vice President

STATE OF TX

COUNTY OF Denton

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Dena Grimes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Asst V.P of EMC Mortgage Corporation, as Attorney in Fact for **US Bank National Association as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-3**, and that Dena Grimes, as such Asst VP, executed the foregoing instrument by signing the name of the company by himself/herself as Dena Grimes A.V.P

Witness my hand and seal at Office in Lewisville, TX, this 28th day of October, 2009.

Linda Penney
Notary Public

My Commission Expires: 10-31-2010

LINDA PENNEY
Notary Public, State of Texas
My Commission Expires 10-31-2010

****

STATE OF TX

COUNTY OF Denton

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $97,500.00.

Dena Grimes
Assistant Vice President
Affiant

Subscribed and sworn to before me this the 28th day of October, 2009.

Linda Penney
Notary Public

My Commission Expires: 10-31-2010

LINDA PENNEY
Notary Public, State of Texas
My Commission Expires 10-31-2010

EXHIBIT "A"

Land in Davidson County, Tennessee, being unit 113, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument Number 20040212-0016945, as amended in Instrument Number 20050701-0075731, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Eastern and Gulf Coast Development, LLC and Kimberly Allen Individually by Quitclaim Deed recorded August 20, 2007as Instrument No 20070820-0099567.

FURTHER BEING the same property further conveyed to U.S. Bank National Association as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-3 by Trustee's Deed dated September 3, 2009 of record in Instrument No. 200909080083716, in the Register's Office for Davidson County, Tennessee.

This conveyance is Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223