BILL GARRETT, Davidson County
Trans:T20100018364 DEEDWARRSP
Recvd: 03/30/10 08:56 9 pgs
Fees:48.00 Taxes:225.33

20100330-0023484

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-100200081S
Lel 5-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: James Groves and Paulette Groves	SEND TAX BILL TO: James Groves and Paulette Groves	MAP/PARCEL NUMBERS: 050-10-0-191.00
(Name)	(Name)	
(Address) 4190 Farmview Dr.	(Address) 4190 Farmview Dr.	
(City) (State) (Zip) Nashville, TN 37218	(City) (State) (Zip) Nashville, TN 37218	

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 Successor Trustee To Bank Of America, N. A., As Successor By Merger To Lasalle Bank N.A., As Trustee For First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, Grantor, has this day bargained and sold, and does hereby transfer and convey unto James Groves and Paulette Groves, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 3228 Masonwood Drive, Nashville, TN, 37207, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

(Continuation of Special Warranty Deed)

Witness our hand as of the 3/17/10, 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 Successor Trustee To Bank Of America, N. A., As Successor By Merger To Lasalle Bank N.A., As Trustee For First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18 by Home Loan Services Inc. as Attorney In Fact

Exhibit "C"

BY: _____

NAME: ~~Eileen Paparella~~

ITS: Asst. Vice President

State of PA
County of ~~Allegheny~~

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Eileen Paparella who acknowledged to me that she/he is Asst. Vice President (Title of person signing) of Home Loan Services (Name of Company), the attorney-in-fact for U.S. Bank National Association, As Successor Trustee To Bank Of America, N. A., As Successor By Merger To Lasalle Bank N.A., As Trustee For First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, and that in its capacity as attorney-in-fact for U.S. Bank National Association, As Successor Trustee To Bank Of America, N. A., As Successor By Merger To Lasalle Bank N.A., As Trustee For First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank National Association, As Successor Trustee To Bank Of America, N. A., As Successor By Merger To Lasalle Bank N.A., As Trustee For First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 17 day of March 2010.

_____
Notary Public
My Commission Expires: 1/27/13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda Sero, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Jan. 27, 2013
Member, Pennsylvania Association of Notaries

State of PA
County of Allegheny

The actual consideration or value, whichever is greater, for this transfer is $60,900.

Affiant

Eileen Papariella
Asst. Vice President

Subscribed and sworn to before me this 3/17/10.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda Sero, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Jan. 27, 2013
Member, Pennsylvania Association of Notaries

Notary Public

My Commission Expires: 1/27/13

RE: 3228 Masonwood Drive, Nashville, TN 37207

EXHIBIT "A"

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being known and designated as follows:

Lot 8, Academy Heights Subdivision, as shown on plat of record in Plat Book 6200, Page 319, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to U.S. Bank National Association, as Successor Trustee to Bank of America, N. A., as Successor by Merger to LaSalle Bank N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18 from Elizabeth A. Cash, Substitute Trustee by Substitute Trustee's Deed dated 12/08/2009, recorded on 12/18/2009 at Instrument No. 20091218-0115164, in the Register's Office for Davidson County, Tennessee.

RE: 3228 Masonwood Drive, Nashville, TN 37207

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: 3228 Masonwood Drive, Nashville, TN 37207

Exhibit "C"

LIMITED POWER OF ATTORNEY

BK/PG: 252/989-992
09057492

4 PGS : AL - POWER OF ATTORNEY	
09/18/2009 - 01:48 PM	
VALUE	0.00
MTG TAX	0.00
TRN TAX	0.00
REC FEE	20.00
DP FEE	2.00
REG FEE	0.00
TOTAL	22.00

STATE OF TENNESSEE, DECATUR COUNTY
DON DAVIS
REGISTER OF DEEDS

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
HOME LOAN SERVICES, INC.
150 ALLEGHENY CENTER REO
PITTSBURGH, PA 15212
Attn: Mary Fran Felion

252/989-992

KNOW ALL MEN BY THESE PRESENTS, that U. S. Bank National Association , as successor trustee to Bank of America, N. A., as successor by merger to LaSalle Bank N.A., effective March 31, 2009, having its principal place of business at 60 Livingston Avenue, Saint Paul, MN 55107 as Trustee (the "Trustee") pursuant to the Pooling and Servicing Agreements listed in Exhibit A (the "PSA") among Merrill Lynch Mortgage Investors, Inc. (the "Depositor"), Home Loan Services, Inc., (the "Servicer"), and the Trustee, hereby constitutes, appoints, and reaffirms the Servicer, by and through the Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the PSA and effective as of the date thereof, for the purpose of performing all acts and executing all documents in the name of the Trustee as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust", respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Trustee for various certificateholders (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which the Servicer is acting as servicer, all subject to the terms of the PSA.

This appointment shall apply to the following enumerated transactions only:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.

2. The subordination of the lien of a Mortgage or Deed of Trust to a lien that is replacing a lien existing as of the date of the Mortgage or Deed of Trust or an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.

3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned (REO), or conveyance of title to real estate owned (REO).

4. The completion of loan modification agreements or loan assumption agreements.

5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.

6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

DECATUR TN

8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

   a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;

   b. the preparation and issuance of statements of breach or non-performance;

   c. the preparation and filing of notices of default and/or notices of sale;

   d. the cancellation/rescission of notices of default and/or notices of sale;

   e. the taking of a deed in lieu of foreclosure; and

   f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above.

9. With respect to the sale of property acquired through a foreclosure or deed-in lieu of foreclosure, including, without limitation, the execution of the following documents:

   a. listing agreements;

   b. purchase and sale agreements;

   c. grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;

   d. escrow instructions;

   e. any and all documents necessary to effect the transfer of property.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

Except as may be permitted above in connection with the servicing of a Mortgage Loan, Servicer shall not, without the Trustee's written consent: (i) initiate any action, suit or proceeding not directly relating to the servicing of a Mortgage Loan (including but not limited to actions, suits or proceedings against Certificateholders, or against the Depositor for breaches of representations and warranties) solely under the Trustee's name, (ii) engage counsel to represent the Trustee in any action, suit or proceeding not directly relating to the servicing of a Mortgage Loan (including but not limited to actions, suits or proceedings against Certificateholders, or against the Depositor for breaches of representations and warranties), or (iii) prepare, execute or deliver any government filings, forms, permits, registrations or other documents not directly relating to the servicing of a Mortgage Loan in the Trustee's name or (iv) file any applications for registration and/or authorization to do business in any state in the name of the Trustee.

Servicer hereby agrees to indemnify and hold U.S. Bank National Association, as Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the exercise by the Servicer of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of U.S. Bank National Association, as Trustee under the related

servicing agreements. Notwithstanding anything in this paragraph to the contrary, this Limited Power of Attorney shall not in any way add to nor limit the respective rights, remedies, or obligations of the parties to the applicable servicing agreements referenced in Exhibit "A," including, but not limited to, any indemnification provision contained in such servicing agreements.

IN WITNESS WHEREOF, U. S. Bank National Association as successor trustee to Bank of America, N. A., as successor by merger to LaSalle Bank N. A., effective from April 1, 2008, as Trustee pursuant to the Pooling and Servicing Agreements among the Depositor, the Servicer, and the Trustee, has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this 12th day of May, 2009.

Witness my hand and seal this 12th day of May, 2009.

(SEAL) **NO CORPORATE SEAL**

U. S. Bank National Association as successor Trustee to Bank of America, N. A., as successor by merger to LaSalle Bank N. A. as Trustee to the Pooling and Servicing Agreements listed in Exhibit A.

Derek Klein

Brian Giel

By: _____
Name: Charles F. Pedersen
Title: Vice President

STATE OF MINNESOTA

COUNTY OF RAMSEY

On May 12th, 2009, before me, Trisha L. Willett, a Notary Public in and for said state, personally appeared Charles F. Pedersen, Vice President of U.S. Bank National Association, a national banking association, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed that same in his/her authorized capacity, and that by his/her signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

WITESS my hand and official seal.
(SEAL)

Notary Public

My Commission Expires January 31, 2012

TRISHA L. WILLETT
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2012

Commonwealth of PA
Allegheny County

Certified **TRUE COPY** of the original per Sec. 12.1 (b)
The Notary Public Law.

Notary Public Dated:

Exhibit A
(list of Pooling and Servicing Agreements effective April 1, 2009)

735 (2006-FF18) EIN 37-1534673	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18	Dated: December 1, 2006
736 (2006 - FF1) EIN 36-4600620	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1	Dated: December 1, 2006
738 (2007 - FF1) EIN 20-8452422	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1	Dated: January 1, 2007
739 (2007 - FFA) EIN 43-2118760	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFA	Date: January 1, 2007
740 (2007-FF2) EIN 61-1523322	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2	Date: February 1, 2007
741 (2007-1) EIN 30-0447334	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1	Date: March 1, 2007
743 (2007-2) EIN 30-0447339	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2	Date: April 1, 2007
744 (2007-3) EIN 35-2313753	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3	Dated: May 1, 2007
745 (2007-FFC) EIN 37-1553855	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFC	Date: May 1, 2007
746 (2007-4) EIN 35-2313740	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-4	Date: June 1, 2007
747 (2007-A) EIN 37-1553834	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Series 2007-A Mortgage Loan Asset-Backed Certificates	Date: August 1, 2007
748 (2007-5) EIN 35-2313724	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-5	Date: September 1, 2007
749 (2007-H1) EIN 37-1553840	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1	Date: September 1, 2007