THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Elaine Garcia-Romero
Smart Title and Settlement Services, Inc.
10 Fairway Drive
Suite 200
Deerfield Beach, FL 33441
Telephone: 954-202-1000 Fax: 954-202-1999
File No. 1003993
Map & Parcel #163-04-0-A-116.00 CO

BILL GARRETT, Davidson County
Trans:T20100027046 DEEDQC
Recvd: 05/06/10 09:08 2 pgs
Fees:12.00 Taxes:0.00
20100506-0034407

--Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SunTrust Mortgage, Inc.**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **HSBC Bank USA as Trustee for STALT 2006-1F**, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being unit 116, as shown on the map entitled Hamilton Crossings Townhomes, a planned unit development, of record as Instrument No. 20040212-0016945, as amended in Instrument No. 20050701-0075731. Register's Office for Jackson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SunTrust Mortgage Inc., by Substitute Trustee deed of record as Instrument No. 20091008-0093733

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a deed from @,dated , and recorded , in the Register of Deeds for the County of Knox.

WITNESS Grantor's hand this 2nd day of April, 2010.

SunTrust Mortgage, Inc.

Brenda B. Myers
Witness

By: _____ (SEAL)
Mark P. Paniccia, VP

STATE OF Virginia
Independent City of Richmond

On this the 2nd day of April, 2010, before me, the undersigned officer duly commissioned and qualified, personally appeared V.P. for SunTrust Mortgage, Inc., known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that it executed the same as its free act and deed.

AUBREY S. DESPORTES JR.
Notary Public
Commonwealth of Virginia
327765
My Commission Expires Jul 31, 2012

Aubrey S. DesPortes Jr.
Notary Public

My Commission expires: July 31, 2012

STATE OF ~~Virginia~~ Florida
~~Independent City of Richmond~~ Broward County

New Owner:

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for taxes:

HSBC Bank USA as Trustee for STALT 2006-1F
1000 Semmes Avenue
Richmond, VA 23224

Affiant: Elaine J. Powell

Subscribed and sworn to before me this 2nd day of April, 2010.

Notary Public
My Commission expires: 5/29/2013

CINDY CARRION
Commission # DD 887983
Expires May 29, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

Map & Parcel #163040A116.00 CO