BILL GARRETT, Davidson County
Trans:T20100031206 DEEDWARRSP
Recvd: 05/24/10 15:08 2 pgs
Fees:13.00 Taxes:132.46
20100524-0040037

944395

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 11 day of May, 2010, by and between, **U. S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor by Merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, by Home Loan Services, Inc., as Attorney-in-Fact,** party of the first part, and **Burkett Homes, Inc., a Tennessee Corporation,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit :

Lot 132, BENEDICT LAND COMPANY'S Subdivision, as shown on plat of record in Plat Book 332, Page 40, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property Known as: 1215 Stockell Street, Nashville, Tennessee 37207

Parcel Id No.: 071-15-366.00

This 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 National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1,** by Substitute Trustee's Deed of record in Instrument Number 20100420-0029749 in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, Easements and/or other matters of record in Book 332, Page 40 in the Register's Office of Davidson County, Tennessee; and 2010 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

U. S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor by Merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, by Home Loan Services, Inc., as Attorney-in-Fact

By _____
Eileen Papariella
Asst. Vice President

STATE OF Pennsylvania
COUNTY OF Allegheny }

Personally appeared before me a Notary Public in and for the above referenced State and County, Eileen Papariella with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the ASST V. P. of Home Loan Services, Inc., as Attorney-in-Fact, 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 an Official Seal this 11 day of May, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 11-25-2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melissa Stoops, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Nov. 25, 2012
Member, Pennsylvania Association of Notaries

STATE OF Pennsylvania
COUNTY OF Allegheny

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 $35,800.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Eileen Paparlella
AFFIANT Asst. Vice President

Subscribed and sworn to before me this the 11 day of May, 2010.

Melissa Stoops
NOTARY PUBLIC

My commission expires: 11-25-2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melissa Stoops, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Nov. 25, 2012
Member, Pennsylvania Association of Notaries

Property Address:
1215 Stockell Street
Nashville, TN 37207

New Owner and Mail Tax Bills to:
Burkett Homes, Inc.
P.O. Box 175
Oakland, TN 38060

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427

Return To: Mid South Title Services, LLC.
3159 Highway 64, Suite 400
Eads, Tennessee 38028