0016424822

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 27 day of May, 2010 by and between, **Citibank, N.A., as Trustee for the Certificateholders of Structured Asset Mortgage Investments II, Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-6, by EMC Mortgage Corporation, as Attorney-in-Fact,** party of the first part, and **Leslie Catherine Redding,** unmarried, 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 :

Land in Davidson County, Tennessee, being Unit R-2 as shown on EXHIBIT B2 & B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

#R-2

Property Known as: 7231 Althorp Way, Nashville, Tennessee, 37211

Parcel Id No.: 172120D39000CO

This being the same property conveyed to **Citibank, N.A., as Trustee for the Certificateholders of Structured Asset Mortgage Investments II, Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-6,** by Substitute Trustee's Deed of record in Instrument Number 20100226-0014667 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 party 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 any Conditions, Covenants, Dedications, Declarations, Easements, Reservations, Restrictions, Assessments and/or other matters of record in Instrument Numbers 20050322-0031182 revised at Instrument No. 20061103-0136911; Exhibit B2 and B3 at Instrument Nos. 20050324-0032209, 20050815-0096405 and 20061103-0136911, 20020315-0032826, 20031212-0178492, 20050324-0032209, 20050815-0096405, 20031016-0153550, 20020315-0032825, 20011129-0130322, 20040310-0027422, 20030923-0140666, Book 7361, Page 230, Instrument Nos. 20020408-0042676 and 20050822-0099609 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.

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

Citibank, N.A., as Trustee for the Certificateholders of Structured Asset Mortgage Investments II, Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-6

By EMC Mortgage Corporation, as Attorney-in-Fact

Kimberly L. Roberts
Vice President

STATE OF Texas
COUNTY OF Denton

Kimberly L. Roberts

Personally appeared before me a Notary Public, Vice President 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 Vice president of EMC Mortgage Corporation, 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 1 day of May, 2010.

Schakira F. Hernandez
NOTARY PUBLIC

My Commission Expires: July 30, 2012

SCHAKIRA F HERNANDEZ
Notary Public, State of Texas
My Comm. Expires July 30, 2012

BILL GARRETT, Davidson County
Trans: T20100033840 DEEDWARRSP
Recvd: 06/03/10 15:07 2 pgs
Fees: 13.00 Taxes: 443.63

20100603-0043165

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 $119,900.00, 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 27 day of May, 2010.

NOTARY PUBLIC

My commission expires:

JAMES A. CRISLIP, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES NOVEMBER 08, 2011

Property Address:
7231 Althorp Way
Nashsville, TN 37211

New Owner and Mail Tax Bills to:
Leslie Catherine Redding
7231 Althorp Way # R-2
Nashville, TN 37211

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