BILL GARRETT, Davidson County
Trans:T20100037241 DEEDWARRSP
Recvd: 06/18/10 13:54 2 pgs
Fees:13.00 Taxes:155.40
20100618-0047697

0013239918

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this ___ day of June, 2010, by and between, **The Bank of New York Mellon formerly known as The Bank of New York as Successor Trustee to JPMorgan Chase 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 2006-2, by EMC Mortgage Corporation, as Attorney-in-Fact,** party of the first part, and **Joe Claybon,** 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 :

Lot 142, SECTION FIVE, VILLAGE BY THE CREEK, as shown on plat of record in Plat Book 6250, Page 221, 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: 3709-3711 Brickmont Drive, Nashville, Tennessee, 37207

Parcel Id No.: 05011006700

This being the same property conveyed to **The Bank of New York Mellon formerly known as The Bank of New York as Successor Trustee to JPMorgan Chase 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 2006-2,** by Substitute Trustee's Deed of record in Instrument Number 20100405-0025023 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 Restrictions, dedications, conditions, reservations, easements and other matters in Book 6250, Page 221; Declaration of Covenants Conditions and Restrictions in Book 6443, Page 231in 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

The Bank of New York Mellon formerly known as The Bank of New York as Successor Trustee to JPMorgan Chase 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 2006-2

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 Pres. 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 10 day of June, 2010.

Patricia L. Bryer
NOTARY PUBLIC

My Commission Expires: 8-16-2012

PATRICIA L. BRYER
Notary Public, State of Texas
My Commission Expires 08-16-2010

Patricia L. Bryer

STATE OF: Texas
COUNTY OF: Denton

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 $42,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT — Kimberly L. Roberts, Vice President

Subscribed and sworn to before me this the 10 day of June, 2010.

NOTARY PUBLIC
Patricia L. Bryer

My commission expires: 8-16-2010

PATRICIA L. BRYER
Notary Public, State of Texas
My Commission Expires 08-16-2010

Property Address:
3709-3711 Brickmont Drive
Nashville, TN 37207

New Owner and Mail Tax Bills to:
Joe Claybon
P. O. Box 1081
Hendersonville TN 37075

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