BILL GARRETT, Davidson County
Trans:T20100047526 DEEDWARRSP
Recvd: 08/03/10 09:53 2 pgs
Fees:13.00 Taxes:92.50

20100803-0060832

0014627301

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of July, 2010, by and between, **Wells Fargo Bank , National Association, as Trustee for the Certificateholders of Structured Asset Mortgage Investments II, Inc., GreenPoint MTA Trust 2006-AR2, Mortgage Pass-Through Certificates, Series 2006-AR2, by EMC Mortgage Corporation, as Attorney-in-Fact,** party of the first part, and **Adrien Ifrim and wife, Anca Ifrim**, parties 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 Lot Number 23, Block A on the map of Eastlawn Subdivision of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee. Said Lot Number 23 fronts 50 feet on the Northerly side of Welworth Street and extends back between parallel lines 120 feet to a dead line measuring 50 feet thereon.

Property Known as: 191-193 Welworth Street, Madison, Tennessee, 37115

Parcel Id No.: 034-13 72.00

This being the same property conveyed to **Wells Fargo Bank , National Association, as Trustee for the Certificateholders of Structured Asset Mortgage Investments II, Inc., GreenPoint MTA Trust 2006-AR2, Mortgage Pass-Through Certificates, Series 2006-AR2,** by Substitute Trustee's Deed of record in Instrument Number 20100423-0030706 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 Plat of Record in Book 547, Page 154 in the Register's Office of Knox 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

Wells Fargo Bank , National Association, as Trustee for the Certificateholders of Structured Asset Mortgage Investments II, Inc., GreenPoint MTA Trust 2006-AR2, Mortgage Pass-Through Certificates, Series 2006-AR2

Kimberly L. Roberts
Vice President
By EMC Mortgage Corporation, as Attorney-in-Fact

STATE OF: Texas
COUNTY OF: Harris }

Personally appeared before me a Notary Public, Kimberly L. Roberts 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 VP 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 23rd day of July, 2010.

Gina M. Bradley
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
GINA M. BRADLEY
Notary Public, State of Texas
My Commission Expires
June 1, 2014

STATE OF: Tennessee
COUNTY OF: Davidson

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 $25,000.00, 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 30th day of July, 2010.

NOTARY PUBLIC

My commission expires:
9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address:
191-193 Wellworth Street
Madison, TN 37115

New Owner and Mail Tax Bills to:
[redacted]
Adrian and Anca Ifrim
3248 Cain Harbor
Nashville, TN 37214

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