Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
G-KCRE-10-0619

BILL GARRETT, Davidson County
Trans:T20100048175 DEEDWARRSP
Recvd: 08/05/10 08:06 3 pgs
Fees:18.00 Taxes:246.05
20100805-0061541

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2010051759TN1

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 30th day of July, 2010, by and between **U.S. Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-OPT 1** as party of the first part and, **JOTYAR AND RAJAB INVESTORS GROUP ,** party of the second part located at 252 Clovernook Dr., Nashville, TN ;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

Real property located in the 3rd civil district of Davidson County, State of Tennessee, to-wit:

BEING LOT NO. 61 on the plan of Hickory Bend, Section 1, as of record in Book 3300, Page 38, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to U.S. Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-OPT1 from Shapiro & Kirsch, LLP, as Substitute Trustee dated 5/21/10, filed 5/27/10 in Instrument No. 20100527-0040858, Davidson County Records.

Property: 619 TRUXTON DRIVE NASHVILLE TN 37214
Parcel ID No.: 096 11 0 143.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or 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;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

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

IN WITNESS WHEREOF, THE undersigned **U.S. Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-OPT 1**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

U.S. Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-OPT 1 by American Home Mortgage Servicing, Inc. as Attorney in Fact by Power of Attorney recorded at Instrument Number 10000682 in the Registers Office of Shelby County, Tennessee.

BY: _____

TITLE: Karol Harris Assistant Secretary

STATE OF Texas

COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Karol Harris, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Secretary of AHMSI, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 29 day of July,

TANISHA NEWBILL
My Commission Expires
August 20, 2013

_____
Notary Public

My Commission Expires: AUG 20 2013

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Parcel ID No.: 096 11 0 143.00
File Number: REO2010051759TN1

Mail Tax Notices To and Property Owner: JOYTAR + RAJAB INVESTORS GROUP
252 Clovernook Drive
Nashville, TN 37210

I, or we, 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 $ 66,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Karol Harris
Assistant Secretary

Subscribed and sworn to before me this 29 day of July,

NOTARY PUBLIC STATE OF TEXAS
TANISHA NEWBILL
My Commission Expires
August 20, 2013

Notary Public

My Commission AUG 20 2013