Davidson County	DEEDWARRSP
Recvd: 11/29/10 08:16	5 pgs
Fees:28.00 Taxes:79.55	
20101129-0094380	

Commitment Number: 2225853
Seller's Loan Number: 14627293

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Guy Skinny LLC, 158/160 Wellworth Street, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03413010900

SPECIAL/LIMITED WARRANTY DEED

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MTA TRUST 2006-AR2, whose mailing address is **2780 Lake Vista Drive, Lewisville, TX 75067**, hereinafter grantor, for $21,500.00 (Twenty-One Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Guy Skinny LLC**, hereinafter grantee, whose tax mailing address is **158/160 Wellworth Street, Madison, TN 37115**, the following real property:

All that certain parcel of land situate in the County of Davidson, State of Tennessee more particularly described as follows: Land in Davidson County, Tennessee, being Lot No. 19, Block B on the Plan of Eastlawn, of record in Book 547, Pages 153 and 154, Register's Office for said County. Said Lot No. 19 fronts 50 feet on the southerly margin of Wellworth and extends back between parallel lines 120 feet to a dead line in the rear. Being the same property as conveyed from Harold Theodore Hellegaard to T & H Investments, Inc., as described in Document No. 20080721-0074748, Dated 7/18/08, Recorded 7/21/08 in DAVIDSON County

Records.
Property Address is: 158/160 Wellworth Street, Madison, TN 37115

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 20100315-0019229

Executed by the undersigned on November 17, 2010:

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MTA TRUST 2006-AR2 by EMC Mortgage as Attorney in fact

By: Tiffany Skaife

Tiffany Skaife
Its: Vice President

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me on NOV 17, 2010 by Tiffany Skaife its Vice President on behalf of **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MTA TRUST 2006-AR2 by EMC Mortgage as Attorney in fact**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Schakira F

Notary Public

Schakira F. Hernandez

NOTARY PUBLIC STATE OF TEXAS
SCHAKIRA F HERNANDEZ
Notary Public, State of Texas
My Comm. Expires July 30, 2012

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Beaver)

I, Mark Appugliese,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 21,500.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Mark Appugliese
Affiant Mark Appugliese

Affiant, Mark Appugliese, subscribed and sworn before me this 19th day of November, 20 10.

Sharon R. Glaab
Notary Public

My commission expires: error

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Terri Baker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according ~~to law~~.

Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member. Pennsylvania Association of Notaries