BILL GARRETT, Davidson County
Trans:T20100080777 DEEDWARRSP
Recvd: 12/23/10 09:13 4 pgs
Fees:23.00 Taxes:155.40

20101223-0102039

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TN_AHMSI_FA

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Equity Trust Company, Custodian FBO Jack H. Friedman, IRA	SEND TAX BILL TO: Equity Trust Company, Custodian FBO Jack H. Friedman, IRA	MAP/PARCEL NUMBERS: 43-13-140.00
(Name) P.O. Box 1529	(Name) P.O. Box 1529	
(Address) Elyria, OH 44036	(Address) Elyria, OH 44036	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Association As Trustee For ABFC 2006-HE1 Trust, ABFC Asset-Backed Certificates, Series 2006-HE1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Equity Trust Company, Custodian FBO Jack H. Friedman, IRA, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 505 Maple Street, Madison, TN, 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 12-15-10, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

U.S. Bank National Association As Trustee For ABFC 2006-HE1 Trust, ABFC Asset-Backed Certificates, Series 2006-HE1 by American Home Mortgage Servicing Inc. as Attorney In Fact

By: _____

Name: Erika Kennedy

Its: Assistant Secretary

State of Texas

County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Erika Kennedy who acknowledged to me that she/he is Assistant Secretary (Title of person signing) of AHMSI AIF (Name of Company), the attorney-in-fact for U.S. Bank National Association As Trustee For ABFC 2006-HE1 Trust, ABFC Asset-Backed Certificates, Series 2006-HE1, and that in its capacity as attorney-in-fact for U.S. Bank National Association As Trustee For ABFC 2006-HE1 Trust, ABFC Asset-Backed Certificates, Series 2006-HE1 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank National Association As Trustee For ABFC 2006-HE1 Trust, ABFC Asset-Backed Certificates, Series 2006-HE1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 15 day of Dec., 2010.

Heather E Cordova

Notary Public

My Commission Expires: 10/29/13

HEATHER E CORDOVA
My Commission Expires
October 29, 2013

State of TN

County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $42,000.

Rhonda Taylor

Affiant

Subscribed and sworn to before me this December 21, 2010

Veronica Taylor

Notary Public

My Commission Expires: 10-20-14

VERONICA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS LD 11/03/2010 rev.

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 1, as shown on the Map entitled Subdivision of Tract No. 1, Forest Park Acreage Tracts, of record in Plat Book 843, page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to U.S. Bank National Association as Trustee for ABFC 2006-HE1 Trust, ABFC Asset-Backed Certificates, Series 2006-HE1 by Substitute Trustee's Deed recorded on the December 18, 2009 in Instrument No. 20091218-0115275, in the Register's Office of Davidson County, Tennessee.

RE: 505 Maple Street, Madison, TN 37115

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 505 Maple Street, Madison, TN 37115