BILL GARRETT, Davidson County
Trans:T20110032633 DEEDWARRSP
Recvd: 06/02/11 08:41 4 pgs
Fees:23.00 Taxes:188.70
20110602-0041940

Return To: 11001372
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167

Commitment Number: 147510
Seller's Loan Number: 4001323148

After Recording Return To:

PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

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:
Robert Biancheri, 312 Alice Ave Nashville, TN 37211-4813

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
147-07-0-198.00

SPECIAL/LIMITED WARRANTY DEED

U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-AMC1, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for $51,000.00 (Fifty-One Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Robert Biancheri**, hereinafter grantee, whose tax mailing address is **312 Alice Ave Nashville, TN 37211-4813**, the following real property:

A certain Parcel or Tract of Land in Davidson County, State of Tennessee, described as follows to-wit; Land in Davidson County, Tennessee, being Lot No: 1 as shown on the Plan of resubdivision of Lot 30, 31, and 32 Subdivision of Pritchett Land at Providence of record in Book 8250, Page 674, said Register's Office. Being the same property conveyed to Lula Sharber and Lula F. Baker as tenants in common with rights to survivorship by Warranty Deed from Lake Providence Missionary Baptist Church 01/30/1997 and filed for record 01/31/1997 in Book 10335, Page 84 Register's Office for Davidson County, Tennessee.
Property Address is: 312 Alice Ave Nashville, TN 37211-4813

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: **20110131-0008429.**

Executed by the undersigned on May 12 PW, 2011:

U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-AMC1, by American Home Mortgage Servicing as Attorney In Fact

By: Phyllis Washington

Its: Assistant Secretary

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on May 12 PW, 2011 by Phyllis Washington its Assistant Secretary on behalf of **U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-AMC1, by American Home Mortgage Servicing as Attorney In Fact**, who is personally known to me or has produced TXDL 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. Said Power of Attorney being of record in Instrument Number _____, said Register's Office.

Notary Public

KIM FURMAN
Notary Public, State of Texas
My Commission Expires
March 03, 2015

AMERICAN HOME MORTGAGE SERVICING, INC.
INCORPORATED APRIL 14 2003
DELAWARE

Maximum principal indebtedness for Tennessee recording tax purposes is $51,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Dallas

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $51,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12 day of May, 2011.

KIM FURMAN
Notary Public, State of Texas
My Commission Expires
March 03, 2015

Affiant

Phyllis Washington
Assistant Secretary
Print Name

(Seal)

Notary Public

My commission expires:

3-3-15

Kim Furman
Print Name

AMERICAN HOME MORTGAGE SERVICING, INC. INCORPORATED APRIL 14 2008 DELAWARE