This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7002-301
Loan # 1218109425

STATE OF Tennessee)
COUNTY OF Williamson)
I, or we, 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 $91,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 11th day of August, 2011.

Notary Public
My Commission Expires: 6/9/2013 (Seal)

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Address New Owner As Follows:
Aerial Investment Properties, LLC
415 Church Street
#2804
Nashville, TN 37219

Send Tax Bills to:
New Owner

Map-Parcel Numbers
134 09 0 028.00

BILL GARRETT, Davidson County
Trans:T20110049425 DEEDWARRSP
Recvd: 08/12/11 09:09 2 pgs
Fees:13.00 Taxes:336.70
20110812-0062164

SPECIAL WARRANTY DEED
(Corporation)

HSBC Bank USA National Association as Successor Trustee to Wells Fargo Bank, N.A., as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wells Fargo Bank, N.A., by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20070828-0103078, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Aerial Investment Properties, LLC, Grantee(s), and its successors and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 72, Phase One on the Plan of Woodland Hills, as of record in Plat Book 6900 pages 666 through 669, Register's Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to HSBC Bank USA National Association as Successor Trustee to Wells Fargo Bank, N.A., as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1 by Trustee's Deed recorded as Instrument Number 20110328-0023310, Register's Office of Davidson County, Tennessee.

Commonly known as: 3605 Donna Kay Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto its successors and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 1 day of August 2011.

HSBC Bank USA National Association as Successor Trustee to Wells Fargo Bank, N.A., as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

BY: _____

ANGELA K. VAN HAUEN

ITS: Vice President Loan Documentation

Certificate of Acknowledgment

State of IOWA

)ss.

County of DALLAS

Personally appeared before me, the undersigned Notary Public, Angela K Van Hauen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vp of the Attorney-in-Fact of the maker 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 and official seal, at office this 1 day of August 2011.

_____

Notary Public

My commission expires:

_____

(Seal)

ADAM FRON
Commission Number 751864
My Commission Expires
March 19, 2014