BILL GARRETT, Davidson County
Trans:T20120023135 DEEDWARRSP
Recvd: 03/30/12 10:03 6 pgs
Fees:33.00 Taxes:55.87
20120330-0027001

This instrument prepared by and (MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1247BATN
Property ref: 1215 PENNOCK AVE, NASHVILLE, TN 37207

SPECIAL WARRANTY DEED

Send tax bills to: Michael Garafola & Jerry Earwood 1215 Pennock Ave, Nashville, TN. 37207
Name and Address of new owner: Michael Garafola & Jerry Earwood 1215 Pennock Ave, Nashville, TN. 37207

Map parcel number: 071-15-0423.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

U.S. Bank National Association, as Successor Trustee to Bank of America, NA, as Successor by Merger to LaSalle Bank, NA, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

MICHAEL GARAFOLA,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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 hereinafter.

We further covenant and bind ourselves, our heirs 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 the grantor.

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.

The Grantee(s), of the real property described herein may not re-sell, record an additional conveyance document, or otherwise transfer title to the real property described herein within 60 days following execution of this Special Warranty Deed.

Witness our hand this 6th day of March, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

U.S. Bank National Association, as Successor Trustee to Bank of America, NA, as Successor by Merger to LaSalle Bank, NA, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1

By Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP as its attorney in fact

By: _____
Its: Sandra Lopez, Assistant Vice President

By: _____
Its: Monja Steimer, Assistant Vice President

State of ARIZONA
County of MARICOPA

(For signer #1)
Personally appeared before me, Lindsey Mullarkey (name of notary public), Notary Public, Sandra Lopez (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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.

(For signer #2)
Additionally, personally appeared before me, Lindsey Mullarkey (name of notary public), Notary Public, Monja Steimer (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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, at office, this 6th day of March, 2012.

_____
Notary Public Lindsey Mullarkey
My commission expires: August 10, 2012
(Affix Seal)

LINDSEY MULLARKEY
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 10, 2012

Exhibit "A"

Legal Description

PROPERTY LOCATED AT 1215 PENNOCK AVENUE, DAVIDSON COUNTY, NASHVILLE, TENNESSEE, 37207 AND:

BEING LOT NO. 32 ON THE PLAN OF CRUTCHER'S SUBDIVISON OF PART OF THE LUCY H. LINDSLEY TRACT, AS OF RECORD IN BOOK 161, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID LOT NO. 32 FRONTS 50 FEET ON THE EASTERLY SIDE OF PENNOCK AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 176.8 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED T OTOM W. SCRUGGS, JR. AND WIFE, SARAH SCRUGGS ON 10/07/77, BY DEED FROM HAYWOOD REALTY COMPANY, FILED FOR RECORD ON 10/25/11, IN BOOK 5213, PAGE 844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TOM W. SCRUGGS AND SARAH SCRUGGS BY WARRANTY DEED RECORDED OCTOBER 25, 1977, AT BOOK 5213, PAGE 844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Source of title

___X__ Trustee's Deed or
_____ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20110803-0059538
County of DAVIDSON , TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 15,100.00.

Vicki C Fuller
Affiant

Subscribed and sworn to before me this the 14th day of MARCH 2012

Notary Public

My commission expires:
(Affix Seal)



EXHIBIT "B"

RECORD AND RETURN
BAC HOME LOANS - REM ESCROW
2375 N. GLENVILLE DRIVE
MAIL CODE: TX2-983-01-01
RICHARDSON, TX 75082

ATTN: _____

RECORDING REQUESTED BY:

BAC Home Loans Servicing, LP
1800 Tapo Canyon SV2-88
Simi Valley 93063
Attention: Document Procurement

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

U.S. Bank National Association, as Trustee, 60 Livingston Avenue, EP-MN-WS3D, St. Paul, MN 55107 hereby constitutes and appoints **BAC Home Loans Servicing, LP,** ("Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Servicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (4) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreement, and no power is granted hereunder to take any action that would be adverse to the interests of U.S. Bank National Association. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank National Association, as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") and the Notes secured thereby.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association, as Trustee, and to use or take any lawful means for recovery by legal process or otherwise.

2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or building thereon, as U.S. Bank National Association, as Trustee's act and deed, to contact for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.

3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of releases, satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association, as Trustee.

4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Servicer hereby agrees to indemnify and hold U.S. Bank National Association, as Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the exercise by the Servicer of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of U.S. Bank National Association, as Trustee under the related servicing agreements.

Witness my hand and seal this 5th day of May, 2009.

U.S. Bank National Association, as Trustee

NO CORPORATE SEAL

Witness: Tanveer Ashraf

By: _____
Shannon M. Rantz, Vice President

Witness: Susan Kranz

By: _____
Brian Giel, Assistant Vice President

Attest: Derek Klein, Assistant Vice President

ACKNOWLEDGMENT

State of Minnesota

County of Ramsey

On this 5th day of May, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the following officers of U.S. Bank National Association Shannon M. Rantz as Vice President, Brian Giel as Assistant Vice President and Derek Klein as Assistant Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of U.S. Bank National Association, a national banking association, and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: _____
Joseph P. Wagner

JOSEPH P. WAGNER
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1/31/2011

My commission expires: 1/31/2011