Prepared By:
Christine Harlow
Ticor Asset Management
11870 Pierce Street #180
Riverside, CA 92505

Davidson County DEEDWARRSP
Recvd: 05/09/12 11:54 6 pgs
Fees:33.00 Taxes:21.11
20120509-0040157

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Stonecrest Income and Opportunity Fund-I LLC		
(Name) 4300 Stevens Creek Blvd #275		082 04 219.00
San Jose, CA 95129		
(City) (State) (Zip)		

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **Citibank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR1 Mortgage Pass-Through Certificates Series 2007-ARI** ("Grantor"), in favor of **Stonecrest Income and Opportunity Fund-I LLC** ("Grantee").

FOR AND IN CONSIDERATION of the sum of ($5,705.40)[**Five Thousand Seven Hundred Five and 40/100** , cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in **Davidson** County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

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.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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 MY HAND this 17th day of February, 2012.

GRANTOR:

Citibank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR1 Mortgage Pass-Through Certificates Series 2007-ARI

By: Judy Little
Name: Judy Little
Its: Vice President

JPMorgan Chase Bank, N.A.
As Attorney-In-Fact

State of Texas
County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Judy Little who acknowledged to me that she/he is Vice President (Title of person signing) of JPMorgan Chase (Name of Company), the attorney-in-fact for , and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 17th day of February, 2012.

TENNESHIA LOWERY
Notary Public, State of Texas
My Commission Expires
April 12, 2014

Tenneshia Lowery
Notary Public
My Commission Expires: 04-12-2014

State of California
County of Riverside
Same property recorded 8-12-10 as Inst# 20100812-0063600
The actual consideration or value, whichever is greater, for this transfer is $5705.40.

Deanna Gatzka
Affiant

Subscribed and sworn to before me this 12th day of march, 2012

CHRISTINE A. HARLOW
COMM. #1813157
Notary Public - California
San Bernardino County
Comm. Expires Sep 12, 2012

Christine A Harlow
Notary Public

My Commission Expires:_____

RE: , , TN

SPECIAL WARRANTY DEED

EXHIBIT "A"

Begin Lot No 98, on the plan of Thornby Place, as shown on plat of record in Plat Book 332, Page 3, in the Register's Office Of Davidson County, Tennessee.

Said Lot No 98 fronts 50 feet of the northerly side of Carter Street and extends back between parallel lines 150 fet to an alley.

Subject to all matters shown on plat of record in Book 332, Page 3, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mid-State Brokerage, Inc by Quitclaim deed recorded October 12, 2006, as instrument no. 20061012-0126701, Register's Office of Davidson County, Tennessee.

Commonly Known as: 883 Carter Street, Nashville, TN 37206
Tax Parcel No: 082 04 219.00

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

True Copy Certification

I, Daniel Grant, 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

Daniel Grant, Agent

State of California

County of Orange

Personally appeared before me, [~~Name of Notary~~ James Sherman], a notary public for this county and state, [~~name of person making certification~~ Daniel Grant] 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: 4-8-14

Notary' Seal (if on paper)

JAMES E. SHERMAN
Commission # 1883919
Notary Public - California
Orange County
My Comm. Expires Apr 8, 2014