BILL GARRETT, Davidson County
Trans:T20120045792 DEEDWARRSP
Recvd: 06/21/12 09:13 4 pgs
Fees:23.00 Taxes:85.10
20120621-0054336

Prepared By and Return to: melissa Dowdle
Nations Lending Services
9801 Legler Road
Lenexa, KS 33219
File # 12NL07935

SPECIAL WARRANTY DEED

Record 2nd (REO) 12WR09932

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Felisa Martin Maldonado	Felisa Martin Maldonado	07206025300
1511 Dickerson Pk Lot 10	1511 Dickerson Pk Lot 10	
Nashville, TN 37207	Nashville, TN 37207	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2006-HE1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES SERIES 2006-HE1(ABFC 2006-HE1), ("Grantor"), in favor of FELISA MARTIN MALDONADO, A SINGLE PERSON ("Grantee").

FOR AND IN CONSIDERATION of the sum of twenty three thousand dollars and no cents ($23,000.00), 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.

EJ

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 2 day of May, 2012.

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2006-HE1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES SERIES 2006-HE1(ABFC 2006-HE1) by JPMorgan Chase Bank, National Association as attorney in fact

By: Eric Jordan
Name: ~~Eric Jordan~~
Its: Vice President

State of Texas
County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Eric Jordan who acknowledged to me that she/he is Vice President of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2006-HE1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES SERIES 2006-HE1(ABFC 2006-HE1) by JPMorgan Chase Bank, National Association as attorney in fact, 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 2 day of May, 2012.

Notary Public Alissa Owens
My Commission Expires: 2/23/14

ALISSA OWENS
Notary Public, State of Texas
My Commission Expires
February 23, 2014

State of Texas
County of Denton

The actual consideration or value, whichever is greater, for this transfer is $23,000.00.

Affiant Eric Jordan

Subscribed and sworn to before me this May 2, 2012.

Notary Public Alissa Owens

My Commission Expires: 2/23/14

ALISSA OWENS
Notary Public, State of Texas
My Commission Expires
February 23, 2014

DB1/67069091.2

EJ

LEGAL DESCRIPTION
(Exhibit A)

12NL07935

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 36, THE SOUTHWEST CORNER OF LOT NO. 39, THE WESTERLY PART OF LOT NO. 40, THE ALLEY BETWEEN LOT NOS . 36, 40 AND PART OF 39, AND THE SOUTHERLY 10 FEET OF THE ALLEY RUNNING EAST AND WEST BETWEEN PARTS OF LOT NOS. 32 AND 36 ON THE PLAN OF LENMORE PLACE, AS OF RECORD IN BOOK 332, PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHWEST CORNER OF MAXEY LANE AND THE RIGHT OF THE LEWISBURG, DIVISION OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE WITH THE NORTHERLY MARGIN OF SAID LANE, WESTWARDLY 90 FEET; THENCE NORTHWARDLY AND PARALLEL WITH ANNIE L. ROBYN'S WEST LINE, WHICH LINE IS THE EAST LINE OF THE LOT CONVEYED TO J. E. HURT BY DEED FROM ANNIE J. ROBYN, OF RECORD IN BOOK 682, PAGE 655, SAID REGISTER'S OFFICE, 210 FEET, MORE OR LESS, TO THE CENTER OF AN ALLEY, NOW CLOSED THENCE WITH THE CENTER OF SAID ALLEY, EASTWARDLY 46 FEET, MORE OR LESS, TO A POINT 10 FEET SOUTH OF THE NORTHWEST CORNER OF LOT NO. 30; THENCE WITH THE WEST LINE OF SAID LOT NO. 39, SOUTHWARDLY 10 FEET; THENCE EASTWARDLY 2 0 FEET MORE OR LESS, TO THE WEST LINE OF SAID RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY, SOUTHWARDLY 200 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LAUREL G. GARNETT BY QUITCLAIM DEED RECORDED SEPTEMBER 1, 2006, AS INSTRUMENT NO. 20060901-0108516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PREMISES AS CONVEYED IN TRUSTEE'S DEED FROM WILSON & ASSOCIATES PLLC SUCCESSOR TRUSTEE RECORDED 2/24/2012 IN DOCUMENT NUMBER 20120224-0016156 IN SAID COUNTY AND STATE.

Commonly known as: 1127 McGavock Pike, Nashville, TN 37216
Tax Parcel: 072 06 0 253.00

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.

EJ