BILL GARRETT, Davidson County
Trans:T20120076504 DEEDWARRSP
Recvd: 10/09/12 10:22 4 pgs
Fees:23.00 Taxes:214.60
20121009-0092317

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 12th day of October, 2012, by and between **U.S Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificate Series 2006-3** as party of the first part, located at , and, **Mohammad H. Mohammad,** party(ies) of the second part located at 575 Lockwood Drive, Nashville, TN 37214 ;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, TN, being Lot No. 37 on the Plan of Lakewood Subdivision of record in Plat Book 2900, Page 144, Register's Office of said County, to which reference is made for a more complete description.

Property: 575 Lockwood Dr Nashville TN 37214
Parcel ID No.: 107 04 0 020.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **U.S Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificate Series 2006-3**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

U.S Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificate Series 2006-3

BY: Margaret M. Fagan

TITLE: **Margaret M. Fagan, Asst. Vice President**
Specialized Loan Servicing L.L.C., Attorney in Fact

STATE OF Colorado

COUNTY OF Douglas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Margaret M Fagan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the AVP of Specialized Loan Servicing as POA the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 27th day of September 2012

TERRI FISHER NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 8-11-2015

****

Property: 575 Lockwood Dr Nashville TN 37214
Parcel ID No.: 107 04 0 020.00
File Number: REO2012030736TN1

Mail Tax Notices To and Property Owner:
Mohammad H. Muhammad
575 Lockwood Drive
Nashville, TN 37214

I, or we, 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 $ 58,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Margaret M. Fagan, Asst. Vice President
Specialized Loan Servicing L.L.C., Attorney in Fact

Affiant

Subscribed and sworn to before me this 27 day of September, 2012

TERRI FISHER NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission

Expires: 2015
4-11-2015

Exhibit A

PREPARED BY AND RETURN TO:
Lori Winston
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

BILL GARRETT, Davidson County
Trans:T20120027528 DEEDTRS
Recvd: 04/16/12 12:16 4 pgs
Fees:23.00 Taxes:255.01
[redacted]
20120416-0032323

Name: Roger D. Sowers, Kaine Riggan

S&K#: 10-013516

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 8, 2005, recorded in Instrument No. 20051117-0138921 in the Register's Office of Davidson County, Tennessee, Roger D. Sowers, a single man conveyed to Title2Land, LLC c/o CT Corp. System, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3 appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20110128-0007806, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3 requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclose Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS in pursuance of said request by said U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on February 24, 2012, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3, whose address is Specialized Loan Servicing, LLC, 8742 Lucent Blvd, Suite 300, Highlands Ranch, Colorado 80129, at and for the sum of $68,920.32, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3 the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3 his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 37 on the Plan of Larkwood Subdivision of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20051117-0138921 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20051117-0138921 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 9695, Page 244, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.