Record and Return
Tennessee Title Services
131 Saundersville Rd S212
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120089450 DEEDWARRSP
Recvd: 11/26/12 08:55 5 pgs
Fees:28.00 Taxes:223.11
20121126-0107804

Prepared By and Return to:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219
File # 12NL30053

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
GERRY J. BAGGETT	GERRY J. BAGGETT	043 02 0 036.00
PO BOX 143	PO BOX 143	
COTTONTOWN, TN 37048	COTTONTOWN, TN 37048	

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, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED-CERTIFICATES, SERIES 2006-EC2, a national banking association, ("Grantor"), in favor of GERRY J. BAGGETT, an individual ("Grantee").

FOR AND IN CONSIDERATION of the sum of $60,301.00 (Sixty Thousand Three Hundred Dollars and One Dollar and no Cents), 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 26th day of October, 2012.

GRANTOR:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED-CERTIFICATES, SERIES 2006-EC2, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT

By: _____
Name: DeAnn Barnes
Its: Vice President

State of Texas
County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid DeAnn Barnes who acknowledged to me that she/he is Vice President (Title of person signing) of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED-CERTIFICATES, SERIES 2006-EC2, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS 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 26th day of October, 2012.

ANETRICE N. WILSON
Notary Public, State of Texas
My Commission Expires
August 19, 2014

Notary Public Anetrice N. Wilson
My Commission Expires: 08/19/2014

State of Kansas
County of Johnson

The actual consideration or value, whichever is greater, for this transfer is $60,301.00 (Sixty Thousand Three Hundred and One Dollars and no Cents)

Melissa Dowdle
Affiant Melissa Dowdle

Subscribed and sworn to before me this October 30, 2012

NOTARY PUBLIC STATE OF KANSAS | LISA C. RUIS My Appt. Exp. 4/27/14

Lisa C. Ruis
Notary Public Lisa C Ruis

My Commission Expires: 4/27/14

RE: 907 SNOW AVENUE, MADISON, TN 37115

Exhibit A.

SPECIAL WARRANTY DEED 02.

Land in Davidson County, Tennessee, being part of Lot No. 28 on the Plan of Dixie Pure Food Company's Subdivision, as of record in Book 161, Page 131, and Book 332, Page 51, both in the

Registers Office for Davidson County, Tennssee, and being further described as follows:

Beginning at a point in the Westerly margin of Snow Avenue, 120 feet Southerly from the Southwest corner of the intersection of Park and Snow Avenues the Southeast corner of the property conveyed to D.N. Covington and wife, Atlas Palmer Covington, by deed from George P. Howell and William H. Howell, of record in Book 2486, Page 425 Registers Office for said County, thence Westwardly along the Southerly line of said Covington property 294.5 feet more or less, to a point the Southwest corner of said Covington Property, thence South 6 degrees 50 minutes East 105 feet to a point, the Northeast corner of the property conveyed to Jack B. Barid and wife, Sarah S. Baird, by deed from George P. Howell and William H. Howell, of record in Book 2453, Page 217, said Registers Office; thence Eastwardly along the Notherly line of said Baird property 300 feet, more or less, to a point in the Westerly margin of said Snow Avenue, the Northeast corner of said Baird property, thence with the margin of said Snow Avenue Northwardly 120 feet more or less, to the beginning.

Being the same property conveyed to Ever Barrios and Elva Barrios by Warranty Deed recorded December 1, 2005, as Instrument No. 20051201-0144173, Register's Office for Davidson County, Tennessee. *

Commonly known as: 907 Snow Avenue, Madison, Tennessee 37115.

Tax Parcel No.: 043 02 0 036.00

*and being further conveyed to U.S. Bank National Association, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Back Certificates, Series 2006-EC2, by deed from Wilson & Associates, PLLC, Successor Trustee, dated 07/03/2012 and recorded 07/09/2012, of record in Inst. #20120709059823, said Register's Office.

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

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.