Record 2nd

S&K #: 12-042499

SPECIAL WARRANTY DEED

THIS DEED, between U.S. Bank National Association, Successor Trustee to Bank of America N.A. Successor by Merger to LaSalle Bank N.A. Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Noe Garcia Ruiz, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

BEING LOT NO. 755 ON MAP OF CHARLOTTE PARK, SECTION 12 OF RECORD IN BOOK 2900, PAGE 127, SAID REGISTER'S OFFICE.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061108-0138952 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121017-0095227, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following Grantor's execution of this Deed.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

U.S. Bank National Association, Successor Trustee to Bank of America N.A. Successor by Merger to LaSalle Bank N.A. Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and attorney in fact

By: _____

Title: Montara Jones, AVP

BILL GARRETT, Davidson County
Trans:T20130005813 DEEDWARRSP
Recvd: 01/22/13 12:23 2 pgs
Fees:13.00 Taxes:407.00
20130122-0006897

STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Montara Jones, AVP an officer or authorized signatory of Bank of America N.A., the Attorney in Fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate holders of the CWALT, Inc., Alternative Loan Trust 2006-39CB, Mortgage Pass-Through Certificates, Series 2006-39CB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized so to do, executed the within instrument for the purposes therein contained and who further acknowledged that he/she is an officer or authorized signatory of Bank of America N.A., the Attorney in Fact 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 and Official Seal at Office this 28th day of December, 2012.

RUSSELL W BLACK
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-08-16

NOTARY PUBLIC

My Commission Expires: ~~10-03-2016~~ 02/08/2016

STATE OF TEXAS
COUNTY OF COLLIN

I hereby 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 $110,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Montara Jones, AVP

~~Subscribed and sworn~~ to before me this the 28th day of December, 2012.

RUSSELL W BLACK
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-08-16

Notary Public

My commission expires: 02-08-2016

Property Address: 6512 Premier Drive, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Noe Garcia Ruiz
503 Foundation Court
Nashville, TN 37209

Map & Parcel 102-04-0-053.00

THIS INSTRUMENT PREPARED BY: + RETURN TO:
Noi Chen
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(901)767-5566