RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Innovative RE Solutions, LLC	Innovative RE Solutions, LLC	05106003800
1203 S Graycroft Ave	251 Nesbitt Lane	
Madison, TN 37115	Madison, TN 37115	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2006-3, Asset-Backed Certificates, Series 2006-3**, ("Grantor"), in favor of **INNOVATIVE RE SOLUTIONS, LLC**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **SIXTY-TWO THOUSAND DOLLARS ($62,000.00)**, 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.

BILL GARRETT, Davidson County
Trans:T20130008042 DEEDWARRSP
Recvd: 01/30/13 09:53 6 pgs
Fees:33.00 Taxes:229.40
20130130-0009491

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 22 day of January, 2013

GRANTOR:
The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2006-3, Asset-Backed Certificates, Series 2006-3

BY: JPMorgan Chase Bank, National Association, Its Attorney in Fact

By: Christina E Aviles 1-22-13
Name: Christina E. Aviles
Its: Vice President

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of _____ (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 _____ day of _____, _____.

_____
Notary Public
My Commission Expires: _____

* See Attached
Notary Acknowledgement

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this January 22, 2013, by Christina E. Aviles, Vice President of JPMorgan Chase Bank, NA as attorney in fact for The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2006-3, Asset-Backed Certificates, Series 2006-3on behalf of the corporation. She is personally known to me.

Notary Public (SEAL)

Printed Name: Kristy Wright

KRISTY WRIGHT
Notary Public - State of Florida
My Comm. Expires Nov 6, 2015
Commission # EE 144035
Bonded Through National Notary Assn.

Innovative RE Solutions, LLC

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

Affiant

Subscribed and sworn to before me this 4/24/13.

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

Notary Public

My Commission Expires:_____

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 22 on the Plan of the Re-subdivision of Lots Numbers 20 and 21, Section 2 and Lot 22, Section 3, Oakland Acres, as of record in Book 2083, Page 60, Register's Office for Davidson County, Tennessee. Said Lot Number 22 fronts 151.7 feet on the easterly side of Graycroft Avenue and extends back between lines 220 feet to a dead line, measuring 150.6 feet thereon. Included in the above description, but expressly excluded therefrom, is the following described property conveyed to Metropolitan Government of Nashville and Davidson County by deed from William G. McCreery and wife, Margaret L. McCreery, of record in Book 7857, Page 880, Register's Office for Davidson County, Tennessee:
Land in Davidson County, Tennessee, being a part of Lot Number 22 on the Plan of the Re-Subdivision of Lots Numbers 20 and 21, Section 2, and Lot 22, Section 3, Oakland Acres, as of record in Book 2083, Page 60, Register's Office for said County, described as follows: right-of-way: Beginning at a point on the southwest corner of Parcel 38 of Map 51-6 and lying approximately 25.0 feet east of existing centerline of South Graycroft Avenue; thence South 81 degrees 56 minutes 12 seconds West for a distance of 5.0 feet to a point; thence North 8 degrees 26 minutes 24 seconds East along proposed right of way line for a distance of 151.7 feet to a point; thence North 81 degrees 33 minutes 36 seconds West for a distance of 5. 0 feet to a point; thence South 8 degrees 26 minutes 24 seconds West along existing right of way line of South Graycroft Avenue for a distance of 151.7 feet to the point of beginning and containing therein an area of 759 plus or minus square feet. Temporary easement for slope purposes: Being a 10 feet wide strip of land lying adjacent to, parallel, and on the east side of the above right-of-way description and containing therein an area of 1,520 plus or minus square feet. Said temporary easement to be abandoned upon completion of construction.

Being the same property conveyed to The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2006-3, Asset-Backed Certificates, Series 2006-3, by Corrected Trustee's Deed recorded July 25, 2012, as Instrument No.: 20120725-0065196, Register's Office for Davidson County, Tennessee.

Commonly known as: 1203 South Graycroft Avenue, Madison, Tennessee 37115.

Tax Parcel No.: 05106003800

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.