RECORD SECOND

RETURN TO:

Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117

BILL GARRETT, Davidson County
Trans:T20130029811 DEEDWARRSP
Recvd: 04/11/13 13:54 5 pgs
Fees:28.00 Taxes:520.22

20130411-0036083

Prepared By and Return to:
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117
Our File No.: 13-047002

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS: 181140A05900CO
(Name) James Berry and Diana Berry	(Name) James Berry and Diana Berry	
(Address) 8229 Rossi Road,	(Address) 8229 Rossi Road,	
(City) (State) (Zip) Brentwood, TN 37027	(City) (State) (Zip) Brentwood, TN 37027	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust 2006-8, Mortgage Pass-Through Certificates, Series 2006-8, a National Assoc ("Grantor"), in favor of James Berry and Diana Berry, ("Grantee").

FOR AND IN CONSIDERATION of the sum of One hundred forty thousand Dollars ($140,600.00), 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 Williamson 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.

WITNESS MY HAND this 6 day of March, 2013.

Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust 2006-8, Mortgage Pass-Through Certificates, Series 2006-8

By: JPMorgan Chase Bank, National Association, as attorney in fact

By: Thayer 3-6-13.

Name: Cheryl Thayer

Title: Vice President

DBI/67069091.2

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this March 6, 2013, by Cheryl Thayer, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A. as Trustee for Bear Stearns Alt-A Trust 2006-8, Mortgage Pass-Through Certificates, Series 2006-8, on behalf of the corporation. He/she is personally known to me.

X _____
Notary Public

(seal)

Printed Name: Jessica Salinger

JESSICA SALINGER
Notary Public - State of Florida
My Comm. Expires Sep 14, 2015
Commission # EE 172465
Bonded Through National Notary Assn.

State of _____

County of _____

See Attached
Notary Acknowledgement

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____, who acknowledged to me that she/he is _____ of JPMorgan Chase Bank, National Association, as attorney-in-fact for Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust 2006-8, Mortgage Pass-Through Certificates, Series 2006-8, and that in its capacity as attorney-in-fact for Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust 2006-8, Mortgage Pass-Through Certificates, Series 2006-8, she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JP Morgan Chase Bank, National Association, as attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, 20____.

_____
Notary Public
My Commission Expires: _____

State of TN
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $140,600.00.

Lonnie Hale
Affiant

Subscribed and sworn to before me this 3/29/2013.

ROBERT SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Robert Schneider
Notary Public

My Commission Expires: 2-15-2016

Property Address: 8229 Rossi Road, Brentwood, TN 37027

EXHIBIT "A"

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

Being Unit 59 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument Number 20060328-0035297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061005-0123782, 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. 20061005-0123782, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Substitute Trustee's Deed, recorded in Instrument number 20130122-0006868, in the Register's Office for Davidson County, Tennessee.

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.