BILL GARRETT, Davidson County
Trans:T20130036358 DEEDWARRSP
Recvd: 05/02/13 09:34 11 pgs
Fees:58.00 Taxes:166.50
20130502-0044077

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:
Ayoub Eshak MARSEIL MANSOUR	NEW OWNER	12002010200
5453 Hickory Woods Dr.		
Antioch, TN 37013		

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, NA., as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD2, Asset-Backed Certificates, Series 2007-SD2**, ("Grantor"), in favor of **AYOUB ESHAK AND** wife, **MARSEIL MANSOUR,** , ("Grantee").

FOR AND IN CONSIDERATION of the sum of **FORTY-FIVE THOUSAND DOLLARS ($45,000.00)**, 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.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 15 day of April, 2013.

GRANTOR:
Wilmington Trust, National Association, as Successor Trustee to Citibank, NA., as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD2, Asset-Backed Certificates, Series 2007-SD2

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

JPMorgan Chase Bank, N.A.
As Attorney-In-Fact

By: _____ 4-15-13
Name: ~~Angela Guice~~
Its: Vice President

State of Texas
County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Angela Guice who acknowledged to me that she/he is V. P. (Title of person signing) of **JPMorgan Chase Bank, National Association,** (Name of Company), the attorney-in-fact **Wilmington Trust, National Association, as Successor Trustee to Citibank, NA., as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD2, Asset-Backed Certificates, Series 2007-SD2,** and that in its capacity as attorney-in-fact for **Wilmington Trust, National Association, as Successor Trustee to Citibank, NA., as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD2, Asset-Backed Certificates, Series 2007-SD2,** she/he executed, signed and delivered the above and foregoing instrument after having been authorized by **Wilmington Trust, National Association, as Successor Trustee to Citibank, NA., as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD2, Asset-Backed Certificates, Series 2007-SD2,** and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 15 day of Apr. 1, 2013.

DEANN Q. BARNES
Notary Public, State of Texas
My Commission Expires
November 26, 2016

Notary Public
My Commission Expires: 11/26/16

JPMorgan Chase Bank, N.A.
As Attorney-In-Fact

SPECIAL WARRANTY DEED

EXHIBIT "A"

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

Lot Number 42 on the Plan of Stardust Acres, as of record in plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

The grantor received title to the above-captioned real estate by Substitute Trustee's Deed of record in Instrument No. 20121008-0091935, in the Register's Office of Davidson County, Tennessee.

The last Deed of Record is Substitute Trustee's Deed, recorded in Instrument Number 20121008-0091935, 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.

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.

Ayoub Eshak

MARSEIL MANSOUR

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

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:_____

When recorded return to:
JPMorgan Chase Bank, National Association
LPOA Oversight Team- FL5-7304
7301 Baymeadows Way
Jacksonville, FL 32256

mail:

Record and Return to:

Brian K. Widener
Closing Department
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, GA 30329

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that **Wilmington Trust, National Association**, a national banking association organized and existing under the laws of the United States, and having its principal place of business at 1100 North Market Street, Wilmington, DE 19890 (the "Trustee"), as successor trustee to **Citibank, N.A**, Trustee hereby constitutes and appoints JPMorgan Chase Bank, National Association (the "Servicer") the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the Agreements solely for the purpose of performing such acts and executing such documents in the name of the Trustee necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust" respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as trustee for various certificate holders (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which JPMorgan Chase Bank, National Association is acting as the servicer. Please refer to **Exhibit "A"** attached hereto.

This appointment shall apply only to the following enumerated transactions and nothing herein or in the Agreements shall be construed to the contrary:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is solely for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued; provided that (i) said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured and (ii) otherwise conforms to the provisions of the Agreement.

2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution of requests to trustees to accomplish same.

3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.

4. The completion of loan assumption agreements.

5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.

6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

   a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;

   b. the preparation and issuance of statements of breach or non-performance;

   c. the preparation and filing of notices of default and/or notices of sale;

   d. the cancellation/rescission of notices of default and/or notices of sale;

   e. the taking of deed in lieu of foreclosure; and

   f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e above.

9. With respect to the sale of property acquired through a foreclosure or deed-in lieu of foreclosure, including, without limitation, the execution of the following documentation:

   a. listing agreements;

   b. purchase and sale agreements;

   c. grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;

   d. escrow instructions; and

   e. any and all documents necessary to effect the transfer of property.

10. The modification or amendment of escrow agreements established for repairs to the mortgaged property or reserves for replacement of personal property.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in- Fact shall be effective as of January 31, 2013.

This appointment is to be construed and interpreted as a limited power of attorney. The enumeration of specific items, rights, acts or powers herein is not intended to, nor does it give rise to, and it is not to be construed as a general power of attorney.

Nothing contained herein shall (i) limit in any manner any indemnification provided by the Servicer to the Trustee under the Agreements, or (ii) be construed to grant the Servicer the power to initiate or defend any suit, litigation or proceeding in the name of Wilmington Trust National Association except as specifically provided for herein. If the Servicer receives any notice of suit, litigation or proceeding in the name of Wilmington Trust National Association, then the Servicer shall promptly forward a copy of same to the Trustee.

This Limited Power of Attorney is not intended to extend the powers granted to the Servicer under the Agreements or to allow the Servicer to take any action with respect to Mortgages, Deeds of Trust or Mortgage Notes not authorized by the Agreements.

The Servicer hereby agrees to indemnify and hold the Trustee and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by the Servicer of the powers granted to it hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the Agreements or the earlier resignation or removal of the Trustee under the Agreements.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney, and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

The authority granted to the Servicer by this Limited Power of Attorney is not transferable to any other party or entity.

This Limited Power of Attorney shall be governed by, and construed in accordance with, the laws of the State of Delaware without regard to its conflicts of law principles.

IN WITNESS WHEREOF, Wilmington Trust National Association, as successor Trustee has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this January 31st day of 2013.

(seal)

Wilmington Trust National Association, as successor to Citibank, N.A. as Trustee for the Trust(s) as listed on Exhibit A

Witness: _____
Printed Name: **Jeanne M. Oller**

By: _____
Name: **Jennifer A. Luce**
Title: **Vice President**

Witness: _____
Printed Name: **Candi Travers**

Attest: _____
Name: **Dorri Costello**
Title: **Assistant Vice President**

STATE OF Delaware

COUNTY OF New Castle

On January 31st, 2013, before me, the undersigned, a Notary Public in and for said state, personally appeared Jennifer A. Luce, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

WITNESS my hand and official seal.

(SEAL)

_____
Notary Public, State of Delaware

SUSANNE M. GULA
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 11-21-2013

Deal
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust II, Mortgage Pass-Through Certificates, Series 2007-1
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Alt-A Trust 2006-4, Mortgage Pass-Through Certificates, Series 2006-4
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Alt-A Trust 2006-5, Mortgage Pass-Through Certificates, Series 2006-5
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Alt-A Trust 2006-6, Mortgage Pass-Through Certificates, Series 2006-6
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A, as Trustee for Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7
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
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A, as Trustee for Bear Stearns ALT-A Trust 2007-3, Mortgage Pass-Through Certificates, Series 2007-3
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-HE3, Asset-Backed Certificates, Series 2006-HE3
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-HE4, Asset-Backed Certificates, Series 2006-HE4
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD2, Asset-Backed Certificates, Series 2007-SD2
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD3, Asset-Backed Certificates, Series 2007-SD3
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR1, Mortgage Pass-Through Certificates, Series 2007-AR1
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR2, Mortgage Pass-Through Certificates, Series 2007-AR2
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR3, Mortgage Pass-Through Certificates, Series 2007-AR3
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR5, Mortgage Pass-Through Certificates, Series 2007-AR5
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR6, Mortgage Pass-Through Certificates, Series 2007-AR6

Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR7, Mortgage Pass-Through Certificates, Series 2007-AR7
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2007-2, Asset-Backed Certificates, Series 2007-2

BK: 5844 PG: 107-112

13008618

6 PGS : AL - POWER OF ATTORNEY

JENNIFER BATCH: 289145 02/22/2013 - 08:01 AM

BATCH	289145
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS