Box: 13
File # 7285

BILL GARRETT, Davidson County
Trans: T20130078231 DEEDWARRSP
Recvd: 09/10/13 10:09 2 pgs
Fees: 13.00 Taxes: 784.40
20130910-0095385

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 10 day of AUGUST, 2013 by and between U. S. Bank National Association as Trustee for Certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust Mortgage Pass-Through Certificates Series 2006-3, party of the first part, and Edress Saeed Salih and Shiren Zainelabid Tahir, husband and wife as Tenants by the Entireties, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee being Lot No. 135 on the Plan of Phase One, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Instrument No. 20050105-0001853, Register's Office for Davidson County Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Grantor herein by Trustee's Deed of record at Instrument No. 20100520-0038929, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtnances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record including at Instrument No. 20050105-0001853 and Book 9700, Page 374; Easements of record in Book 9487, Page 901 and Book 9487, Page 914; Declaration of Covenants, Conditions and Restrictions of record in Book 11069, Page 14 and Instrument No. 20050106-0002201; Charter of record in Book 11069, Page 6 and By-Laws of record in Book 11069, Page 24, all in the Register's Office of Davidson County, Tennessee; year 2013 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons *claiming by, through or under party of the first part, but not further or otherwise.*

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.
WITNESS the signature of the said party of the first part the day and year first above written.

U. S. Bank National Association as Trustee for Certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust Mortgage Pass-Through Certificates Series 2006-3
By: Select Portfolio Servicing, Inc., as Attorney in Fact

By: _____ 8/20/13
Printed Name: Eric Nelson
Title: Document Control Officer

STATE OF UTAH
COUNTY OF SALT LAKE

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared ERIC NELSON (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the DOCUMENT CONTROL OFFICER of **U. S. Bank National Association as Trustee for Certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust Mortgage Pass-Through Certificates Series 2006-3**, the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **U. S. Bank National Association as Trustee for Certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust Mortgage Pass-Through Certificates Series 2006-3.**

WITNESS my hand, at office, this 10 day of AUGUST, 2013.

_____
Notary Public

Commission Expiration: 10/10/2016

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2016
Comm. Number: 659121

PREPARED BY & RETURN TO:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Suite 301
MEMPHIS, TN 38120
FF100570

PROPERTY ADDRESS:
7644 Mint Leaf Drive
Antioch, TN 37013

PARCEL ID NUMBER: 181-01-B-109.00CO

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Edress Saeed Salih
Owner 7644 Mint Leaf Dr
Antioch TN 37013

State of Tennessee
County of Williamson

I, or we, 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 **$212,000.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 22nd day of August 2013.

Notary Public

Commission expiration: _____

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

S:\Chris\Chris Server\SWD.US Bank NA 7644 Mint Leaf.docx