

Prepared by and return to:
Becky Rosenthal
Kahane & Associates, P.A.
8201 Peters Road, Suite 3000
Plantation, FL 33324

File Number: 09-19684
Loan Number: 1008537878
Consideration: \$125,669.00

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Special Warranty Deed

This Special Warranty Deed made this **JUN 18 2013** day of June, 2013, between U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee Lehman XS Trust Mortgage Pass-Through Certificates, Series LXS 2006-20 whose post office address is 460 Sierra Madre Villa Avenue, Suite 101, Pasadena, CA 91107, grantor, and Tulip Investments Group LLC, a Georgia Limited Liability Company whose post office address is P.O. Box 941325, Atlanta, GA 31141, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Lot 12, Block "O", HOLIDAY BEACH UNIT SIX, according to plat on file in Plat Book 10, Page 77, in the office of the Clerk of the Circuit Court of Bay County, Florida

Parcel Identification Number: 30737-030-000

*****EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*****

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Josie Salazar

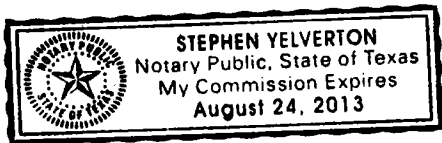
Witness Name: Alex Bobe

U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee Lehman XS Trust Mortgage Pass-Through Certificates, Series LXS 2006-20, by OneWest Bank, FSB, Attorney in Fact

By: _____
Louise Chavez AVP/REO

State of: Texas
County of: Travis

The foregoing instrument was acknowledged before me this 18th day of June, 2013, by Louise Chavez AVP/REO of OneWest Bank, FSB, Attorney in Fact for U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee Lehman XS Trust Mortgage Pass-Through Certificates, Series LXS 2006-20, who () is personally known to me or () has produced _____ as identification.



NOTARY SEAL

Notary Public STEPHEN YELVERTON

Printed Name: _____

My Commission Expires: _____

"EXHIBIT A"

**OMNIBUS INSTRUMENT OF APPOINTMENT AND ACCEPTANCE
OF U.S BANK NATIONAL ASSOCIATION AS SUCCESSOR TRUSTEE AND
RELATED ANCILLARY TRUST ROLES**

This Instrument of Appointment and Acceptance of Successor Trustee (this "Agreement"), dated as of October 12, 2012, is by and among U.S. BANK NATIONAL ASSOCIATION, a national banking association ("U.S. Bank"), as successor trustee (each, a "Successor Trustee") for each transaction listed in Schedule 1 (each, a "Transaction"), WILMINGTON TRUST COMPANY, a Delaware trust company ("WTC") (as successor to Bank of America, N.A., a national banking association, as successor by merger to LaSalle Bank National Association, a national banking association), not in its individual capacity, but solely as predecessor trustee (in each such case, a "Predecessor Trustee") for each Transaction, BANK OF AMERICA, N.A., a national banking association ("Bank of America"), and the undersigned party having the authority to appoint the successor trustee (the "Appointing Party"), pursuant to the provisions of the trust agreement (each, a "Trust Agreement"), for each Transaction.

1. Appointment and Acceptance. In connection with the resignation of WTC as trustee (each, a "Trustee") under the Trust Agreement for each Transaction, the Appointing Party hereby appoints U.S. Bank as Successor Trustee for each Transaction, and U.S. Bank hereby acknowledges and accepts such appointment, in each case as of the date this Agreement is executed by the applicable Appointing Party (the "Effective Date") and pursuant to the provisions of the related Trust Agreement. The parties hereto agree that upon the related Effective Date, U.S. Bank, as Successor Trustee for each Transaction, shall become fully vested with all the rights, powers, duties and obligations of, and U.S. Bank hereby assumes all of the duties and obligations of the Trustee under each Trust Agreement, with like effect as if originally named Trustee therein.

In addition, with respect to each Transaction, in connection with the resignation of WTC as Trustee, U.S. Bank is hereby appointed as successor securities intermediary, supplemental interest trust trustee, paying agent, authenticating agent, registrar and other similar trust administration capacities, as applicable (with respect to each Transaction, the "Ancillary Trust Roles") for such Transaction, and U.S. Bank acknowledges and accepts such appointment, in each case as of the related Effective Date, and hereby assumes all of the duties and obligations of the Ancillary Trust Roles for such Transaction.

2. Representations, Warranties and Covenants of the Successor Trustee. The Successor Trustee hereby represents, warrants and covenants as of the date hereof and the related Effective Date as follows:

(a) It is a national banking association duly and validly organized and existing pursuant to the laws of the United States of America.

(b) With respect to each Transaction, it will perform and fulfill on and after the date hereof, each covenant, agreement, condition, obligation and responsibility of the Trustee and of the Ancillary Trust Roles under the provisions of the related Trust Agreement and all other documents, agreements and instruments relating to the Transaction (as to each Transaction, collectively the "Transaction Documents").

(c) This Agreement has been duly authorized, executed and delivered on behalf of the Successor Trustee and constitutes its legal, valid and binding obligation, enforceable in accordance with its terms (subject to (i) applicable bankruptcy, insolvency, receivership, reorganization, moratorium and other laws affecting the enforcement of creditors' rights generally, and (ii) general principles of equity, regardless of whether such enforcement is considered in a proceeding in equity or at law).

3. Representations, Warranties and Covenants of the Predecessor Trustee. The Predecessor Trustee hereby represents, warrants and covenants as of the date hereof and the related Effective Date that this Agreement has been duly authorized, executed and delivered on behalf of the Predecessor Trustee and constitutes its legal, valid and binding obligation, enforceable in accordance with its terms (subject to (i) applicable bankruptcy, insolvency, receivership, reorganization, moratorium and other laws affecting the enforcement of creditors' rights generally, and (ii) general principles of equity, regardless of whether such enforcement is considered in a proceeding in equity or at law).

4. Assignment of Interests in Certain Transaction Documents. With respect to each Transaction, in connection with any insurance policy, mortgage insurance policy, pool insurance policy, bond insurance policy or any other policy in which any trust formed under the related Trust Agreement has an interest (each, an "Insurance Agreement" and collectively, the "Insurance Agreements"), the Predecessor Trustee assigns as of the Effective Date any and all interest it may have therein on behalf of each such trust to the Successor Trustee. To the extent required in any Insurance Agreement, the Successor Trustee, from and after the Effective Date, hereby (a) agrees to be bound by the terms of such Insurance Agreement, (b) makes any representations required therein to be made in connection with such assignment, and (c) assumes all rights and obligations as assignee thereunder.

5. Assignment of Proofs of Claim. With respect to each applicable Transaction, the Predecessor Trustee assigns, as of the Effective Date, any and all proofs of claims either (a) filed on behalf of the Transaction by Bank of America, and subsequently assigned to the Predecessor Trustee, or (b) filed on behalf of the Transaction by the Predecessor Trustee, in the bankruptcy proceedings relating to Lehman Brothers Inc. and its affiliates. The Predecessor Trustee covenants to execute and deliver any and all documentation necessary to effect such assignments.

6. Notices and Deliverables. The Predecessor Trustee covenants to provide, or cause to be provided, all requisite notices and copies of this Agreement under each Trust Agreement (including notices and copies of this Agreement required to be provided by each Appointing Party) related to the resignation of the Predecessor Trustee and from the related Ancillary Trust Roles for each Transaction to each party to whom the related Trust Agreement requires notice regarding the resignation to be given and at the addresses for notices set forth in such Trust Agreement. The Successor Trustee hereby agrees to provide notice, including any notice required to be provided by each Appointing Party, of its appointment as Successor Trustee and in the related Ancillary Trust roles for each Transaction to each party to whom the related Trust Agreement requires notice regarding such appointment to be given.

7. Liabilities and Responsibilities. The Predecessor Trustee shall retain continued

responsibility and liability for its actions and omissions as Trustee and in any applicable Ancillary Trust Roles pursuant to the terms of the Transaction Documents for each Transaction prior to the related Effective Date. U.S. Bank shall retain continued responsibility and liability for its actions and omissions in any applicable Ancillary Trust Roles pursuant to the terms of the Trust Administration Agreements referred to in Section 13 below for each Transaction prior to the related Effective Date. The Successor Trustee shall be responsible and liable for its actions and omissions as Successor Trustee and in any Ancillary Trust Roles under the Transaction Documents for each Transaction on or after the related Effective Date and the parties hereto acknowledge and agree that the Predecessor Trustee shall be released from any obligations or liabilities relating to such actions or omissions arising on or after such Effective Date.

8. Delivery of Documents. The Predecessor Trustee hereby agrees promptly to provide to the Successor Trustee all documents, files and other materials or information in its possession which are reasonably necessary for the Successor Trustee to perform its duties as Successor Trustee and in the Ancillary Trust Roles. In particular, the Predecessor Trustee shall provide to the Successor Trustee copies of all loan file certifications, exception reports, loan repurchase demands and responses thereto, with respect to each Transaction, in the possession of the Predecessor Trustee.

9. Governing Law. THIS AGREEMENT SHALL BE CONSTRUED IN ACCORDANCE WITH AND GOVERNED BY THE SUBSTANTIVE LAWS OF THE STATE OF NEW YORK APPLICABLE TO AGREEMENTS MADE AND TO BE PERFORMED IN THE STATE OF NEW YORK AND THE OBLIGATIONS, RIGHTS AND REMEDIES OF THE PARTIES HERETO AND THE RELATED SECURITY HOLDERS FOR EACH TRANSACTION SHALL BE DETERMINED IN ACCORDANCE WITH SUCH LAWS WITHOUT REGARD TO THE CONFLICTS OF LAWS PRINCIPLES THEREOF (OTHER THAN THE PROVISIONS OF §§ 5-1401 AND 5-1402 OF THE NEW YORK GENERAL OBLIGATIONS LAW, WHICH SHALL BE APPLICABLE HERETO).

10. Effect on Trust Agreements. In no event shall this Agreement be construed as a modification, waiver or amendment of the terms of any Trust Agreement by any party thereto or by the securityholders for the related Transaction.

11. Corporate Trust Office. References to the address of the Trustee or to the Corporate Trust Office (as defined in each Trust Agreement) shall be deemed to refer to the corporate trust office of the Successor Trustee which is presently located at 190 South LaSalle Street, Mail Code: MK-IL-SL7C, Chicago, IL 60603, Attention: U.S. Bank Corporate Trust Services/ [Deal Name].

12. Counterparts. This Agreement may be executed in any number of counterparts each of which shall be an original, but such counterparts shall together constitute but one and the same instrument. Delivery by a party hereto of an executed counterpart of this Agreement by facsimile or similar electronic means shall be deemed effective as delivery of the original executed counterpart by such party for purposes of execution hereof.

13. Termination of Trust Administration Agreements and Side Agreements. U.S. Bank, WTC and Bank of America agree that on the Effective Date (i) the Trust Administration

Agreement between WTC and Bank of America for each Transaction, as previously assigned by Bank of America to U.S. Bank, shall terminate pursuant to Section 8 of each such agreement, and be of no further force and effect, and (ii) the side agreement between WTC and Bank of America for each Transaction relating to back-up master servicing and servicing advancing responsibilities, shall terminate pursuant to Section 2 of each such agreement, and be of no further force and effect; provided, however, that, in each case, any indemnification provisions included in any of the foregoing agreements shall survive such termination.

[signatures appear on following page(s)]

U.S. BANK NATIONAL ASSOCIATION, a national banking association, as Successor Trustee and for the Ancillary Trust Roles for each Transaction

By: Jessica Elliott
Name: JESSICA J. ELLIOTT
Title: VICE PRESIDENT

WILMINGTON TRUST COMPANY, a Delaware trust company (as successor to Bank of America, N.A., a national banking association, as successor by merger to LaSalle Bank National Association, a national banking association), not in its individual capacity, but solely as Predecessor Trustee

By: _____
Name:
Title:

BANK OF AMERICA, N.A., a national banking association

By: _____
Name:
Title:

STRUCTURED ASSET SECURITIES CORPORATION, as an Appointing Party

Date: _____

By: _____
Name:
Title:

LEHMAN ABS CORP., as an Appointing Party

Date: _____

By: _____
Name:
Title:

U.S. BANK NATIONAL ASSOCIATION, a national banking association, as Successor Trustee and for the Ancillary Trust Roles for each Transaction

By: _____
Name:
Title:

WILMINGTON TRUST COMPANY, a Delaware trust company (as successor to Bank of America, N.A., a national banking association, as successor by merger to LaSalle Bank National Association, a national banking association), not in its individual capacity, but solely as Predecessor Trustee -

By: *Dorri Costello*
Name: Dorri Costello
Title: Assistant Vice President

BANK OF AMERICA, N.A., a national banking association

By: _____
Name:
Title:

STRUCTURED ASSET SECURITIES CORPORATION, as an Appointing Party

Date: _____

By: _____
Name:
Title:

LEHMAN ABS CORP., as an Appointing Party

Date: _____

By: _____
Name:
Title:

U.S. BANK NATIONAL ASSOCIATION, a national banking association, as Successor Trustee and for the Ancillary Trust Roles for each Transaction

By: _____
Name:
Title:

WILMINGTON TRUST COMPANY, a Delaware trust company (as successor to Bank of America, N.A., a national banking association, as successor by merger to LaSalle Bank National Association, a national banking association), not in its individual capacity, but solely as Predecessor Trustee

By: _____
Name:
Title:

BANK OF AMERICA, N.A., a national banking association

By: 
Name: **Michael Rustemeyer**
Title: **Vice President**

STRUCTURED ASSET SECURITIES CORPORATION, as an Appointing Party

Date: _____

By: _____
Name:
Title:

LEHMAN ABS CORP., as an Appointing Party

Date: _____

By: _____
Name:
Title:

U.S. BANK NATIONAL ASSOCIATION, a national banking association, as Successor Trustee and for the Ancillary Trust Roles for each Transaction

By: _____
Name:
Title:

WILMINGTON TRUST COMPANY, a Delaware trust company (as successor to Bank of America, N.A., a national banking association, as successor by merger to LaSalle Bank National Association, a national banking association), not in its individual capacity, but solely as Predecessor Trustee

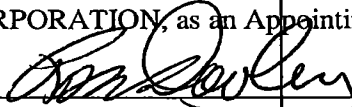
By: _____
Name:
Title:

BANK OF AMERICA, N.A., a national banking association

By: _____
Name:
Title:

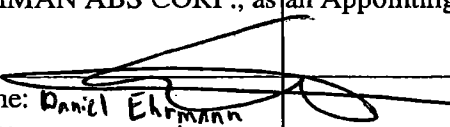
STRUCTURED ASSET SECURITIES CORPORATION, as an Appointing Party

Date: 10/19/12

By: 
Name: **Ronald Dooley**
Title: **Vice President**

LEHMAN ABS CORP., as an Appointing Party

Date: 10/19/12

By: 
Name: **Daniel Ehrmann**
Title: **Vice President**

Schedule 1

Appointing Party and Transactions:

Appointing Party: Structured Asset Securities Corporation, as Depositor

Transactions:

Lehman XS Trust 2006-19
Lehman XS Trust 2006-20
Lehman XS Trust 2007-1
Lehman XS Trust 2007-3
Lehman XS Trust 2007-6
Lehman XS Trust 2007-14H
Lehman Mortgage Trust 2005-3
Structured Asset Securities Corp 2004-7
Structured Asset Securities Corp 2004-20
Structured Asset Securities Corp 2004-9XS
Structured Asset Securities Corp 2004-11XS
Structured Asset Securities Corp 2004-19XS
Structured Asset Securities Corp 2005-6
Structured Asset Securities Corp 2005-14
Structured Asset Investment Loan Trust 2005-1

Appointing Party: Lehman ABS Corp., as Depositor

Transaction: Lehman ABS Trust 2003-1