

Prepared by and Return To:

1001725MS

NATIONWIDE TRUSTEE SERVICES, INC.

1587 Northeast Expressway

Atlanta, GA 30329

770-234-9181

INDEXING INSTRUCTIONS: Lot 97, Phase 2, College Park Subdivision, Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi.

SUBSTITUTION OF TRUSTEE

WHEREAS, on August 16, 2006, Sheila Murden a/k/a Shelia Murden and Melvin Easley, executed a Deed of Trust to OBrien Law Firm LLC, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for First Franklin A Division of National City Bank, its successors and assigns which Deed of Trust is on file and of record in the office of the Chancery Clerk of De Soto County, Mississippi, in Deed of Trust Record Book 2548, Page 58 thereof; describing the following property:

Lot 97, Phase 2, College Park Subdivision, in Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 85, Page 18, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, the undersigned is the present holder and beneficiary of the deed of trust; and

WHEREAS, under the terms of said Deed of Trust the beneficiary or any assignee is authorized to appoint a Trustee in the place and stead of the original Trustee or any successor Trustee in said Deed of Trust; and

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid to convey title to said foreclosed property to the **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF15 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF15**, its successors and assigns. The statement in the Substitute Trustee's Deed that the undersigned has requested the transfer of its bid to Grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute same.

NOW THEREFORE, the undersigned does hereby appoint and substitute **NATIONWIDE TRUSTEE SERVICES, INC.**, as Trustee in said Deed of Trust, the said **NATIONWIDE TRUSTEE**

SERVICES, INC., to have all the rights, powers and privileges of the Trustee named in said Deed of Trust.

**POWER OF ATTORNEY
ATTACHED AS EXHIBIT** A

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed on this
the 14 day of January, 2010.

Select Portfolio Servicing, Inc. as Attorney in Fact
WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF
THE FIRST FRANKLIN MORTGAGE LOAN TRUST
2006-FF15 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-FF15

By: Merlobel Custodio ✓

Its MERLOBEL CUSTODIO ✓
Document Control Officer

STATE OF Utah ✓

COUNTY OF Salt Lake ✓

I Tina K Salyer ✓, a Notary Public in and for said State and County
hereby certify that Merlobel Custodio who is Document Control Officer
respectively of **Select Portfolio Servicing, Inc., Attorney in Fact for WELLS FARGO BANK,
NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST
FRANKLIN MORTGAGE LOAN TRUST 2006-FF15 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-FF15**, a corporation signed the foregoing conveyance with
full authority, executed the same voluntarily for and as the act of said corporation, acting in its
capacity as attorney in fact on this day.

Given under my hand this 14 day of Jan, 2010. ✓

Tina K Salyer ✓
NOTARY PUBLIC

My Commission Expires:
8/15/13

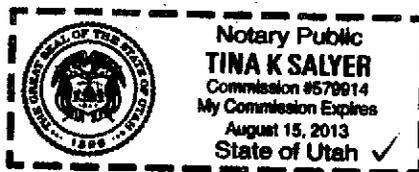


Exhibit A

LIMITED POWER OF ATTORNEY

Wells Fargo Bank, N.A. (Principal) in its capacity as trustee under that certain Pooling and Servicing Agreement relating to First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass Through Certificates, series 2006-FF15 dated as of October 1, 2006 (the Agreement) by and among Structured Asset Securities Corporation (Issuer) and Select Portfolio Servicing Inc (Servicer) and Wells Fargo Bank, N.A. (Trustee).

hereby constitutes and appoints:

SELECT PORTFOLIO SERVICING INC

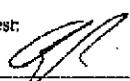
its true and lawful attorney-in-fact (the "Attorney-in-Fact"), acting by and through its officers and employees, with full authority and power to execute and deliver on behalf of Principal any and all of the following instruments to the extent consistent with the terms and conditions of the Agreement:

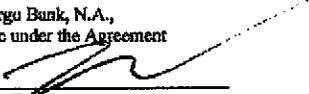
- (i) All documents with respect to residential mortgage loans serviced for Principal by said attorney-in-fact which are customarily and reasonably necessary and appropriate to the satisfaction, cancellation, or partial or full release of mortgages, deeds of trust or deeds to secure debt upon payment and discharge of all sums secured thereby;
- (ii) Instruments appointing one or more substitute trustees to act in place of the trustees named in Deeds of Trust;
- (iii) Affidavits of debt, notice of default, declaration of default, notices of foreclosure, and all such contracts, agreements, deeds, and instruments as are appropriate to effect any sale, transfer or disposition of real property acquired through foreclosure or otherwise.
- (iv) All other comparable instruments.

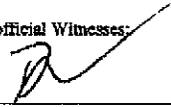
This Limited Power of Attorney is effective as of the date below and shall remain in full force and effect until revoked in writing by the undersigned or termination of the Agreement, whichever is earlier.

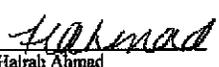
Dated: October 9, 2008

Wells Fargo Bank, N.A.,
as Trustee under the Agreement

Attest:

By: Alex Humphries
Its: Assistant Secretary


By: Kevin Trugdon
Its: Vice President

Unofficial Witnesses:

Brian Vecchio

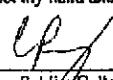

Hajrah Ahmad

STATE OF MARYLAND
COUNTY OF BALTIMORE

ss:

On the 9TH day of October 2008 before me, a notary public for said city and state, personally appeared Kevin Trugdon, known to me to be Vice President of Wells Fargo Bank, N.A., and also known to me to be the person who executed this Power of Attorney on behalf of said bank, and acknowledged to me that such bank executed this Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my office seal the day and year written above,


Notary Public Colleen Perry
My commission expires: 8/21/2012

Colleen Perry
Notary Public
Baltimore County
Maryland
My Commission Expires 8-21-2012