

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF10, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-FF10**, does hereby grant, bargain, sell, convey and specially warrant unto **CAROL J. HOOKAILO, An Unmarried Person, in fee simple** the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 789, Section B, DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 8, Pages 12-15, in the Office of the Chancery Clerk of DeSoto County, Mississippi, together with the improvements, hereditaments and appurtenances thereunto belonging.

Commonly known as 3046 Mayfair Drive, Horn Lake, Mississippi 38637

AND THE SAID Grantor will forever specially warranty and defend the title to the above-described property unto the Grantee and her heirs, representatives, and assigns, against the claims of all persons claiming by, through, or under the Grantor, but not otherwise.

The Grantee has thoroughly inspected, examined and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any and is purchasing in "as-is" "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have made no representation or warranties, other than as specifically set out herein, either expressed or implied regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

If bounded by water, the warranty granted herein shall not extend to any part of the above-described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to erosion due to the action of the elements.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following: subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision. Taxes

for the year of 2008 will be paid by the Grantee when due. Possession is to be given upon delivery of the deed.

WITNESS our signatures this the 2 day of May, 2008.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF10, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-FF10

Eileen Paparella **Eileen Paparella**
Asst. Vice President
By Home Loan Services, Inc. As Attorney in fact

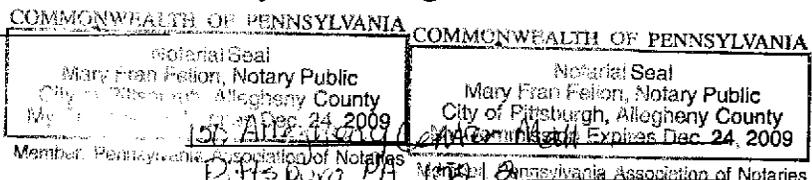
STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned authority in and for the said county and state on this 2 day of May, 2008, within my jurisdiction, the within named Eileen Paparella (Signer) who acknowledged to me that he/she is the Asst. Vice President (title/capacity) of Home Loan Services, Inc., the Attorney in Fact for **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF10, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-FF10**, and that in its capacity as Attorney in Fact for Grantor he/she executed, signed and delivered the above and foregoing instrument after having been authorized by Home Loan Services, Inc. and Grantor to do so.

WITNESS my Notarial Seal at office this 2 day of May, 2008.

Mary Fran Felton
Notary Public

My Commission Expires:



Address of Grantor:

Business Phone: N/A

Address of Grantee:

231 DeSoto Ave
Hernando, MS 38632
Residence Phone: 315-276-1107
Business Phone: N/A

Prepared by and return to:
David F. Delgado, Attorney
DELGADO LAW FIRM, PLLC
5779 Getwell Road, Bldg. D, Suite 5
Southaven, MS 38672
662-536-2120

08-4-0081

Richard & Retoren
Home Loan Services, Inc.

Attn: REO Department
150 Allegheny Center Mall
Pittsburgh, PA 15212

LIMITED POWER OF ATTORNEY

Mary Fran Felton, Closing Specialist

KNOW ALL MEN BY THESE PRESENTS, that U.S. Bank National Association, as Trustee (the "FFMLT 2006-FF10 Trustee") pursuant to that Securitization Servicing Agreement dated as of June 1, 2006 (the "Agreement") by and between Lehman Brothers Holdings, Inc, Aurora Loan Services, LLC and National City Home Loan Services, Inc. (the "Servicer"), hereby constitutes and appoints the Servicer, by and through the Servicer's officers, the FFMLT 2006-FF10 Trustee's true and lawful Attorney-in-Fact, in the FFMLT 2006-FF10 Trustee's name, place and stead and for the FFMLT 2006-FF10 Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the Agreement solely for the purpose of performing such acts and executing such documents in the name of the FFMLT 2006-FF10 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 FFMLT 2006-FF10 Trustee for various certificateholders (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 National City Home Loan Services, Inc. is acting as the Servicer

This Appointment shall apply only to the following enumerated transactions and nothing herein or in the Agreement 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 or 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

DeSoto, MS
P.O. Co. VA.

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 the date signed below.

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 FFMLT 2006-FF10 Trustee under the Agreement, or (ii) be construed to grant the Servicer the power to initiate or defend any suit, litigation or proceeding in the name of U.S. Bank National Association except as specifically provided for herein. If the Servicer receives any notice of suit, litigation or proceeding in the name of U.S. Bank National Association, then the Servicer shall promptly forward a copy of same to the FFMLT 2006-FF10 Trustee.

This limited power of attorney is not intended to extend the powers granted to the Servicer under the Agreement or to allow the Servicer to take any action with respect to Mortgages, Deeds of Trust or Mortgage Notes not authorized by the Agreement.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of New York, without regard to conflicts of law principles of such state.

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.

IN WITNESS WHEREOF, U.S. Bank National Association as FFMLT 2006-FF10 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 14th day of November 2006

U.S. Bank National Association as FFMLT 2006-FF10 Trustee

By: 
Name: Clare O'Brien
Title: Vice President

Acknowledged and Agreed
National City Home Loan Services, Inc.

By: 
Name:
Title: Mary Fran Fallon, Closing Specialist

Certified **TRUE COPY** of the original
Per Sec. 17 the Notary Public Law.


Notary Public Dated: 11/21/06

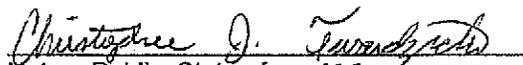
Commonwealth Of Massachusetts
County Of Suffolk

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Fran Fallon, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 24, 2009
Member, Pennsylvania Association of Notaries

On November 14, 2006, before me, the undersigned, a Notary Public in and for said state, personally appeared Clare O'Brien of U.S. Bank National Association, as FFMLT 2006-FF10 Trustee for FFMLT 2006-FF10 personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed that same in his/her authorized capacity, and that by his/her 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 MA