

INDEXING INSTRUCTIONS:

Lot 16, Sec. A, Kaitlyn Ridge S/D, Sec. 4, T2S, R9W, Desoto Co., MS

PREPARED BY & RETURN TO
DAVID K. MCGOWAN, ATTORNEY AT LAW
1845 CRANE RIDGE DR., JACKSON, MS 39216
TELEPHONE: (601) 982-8504
MSB #2619
FCH-1378

GRANTOR:
DEUTSCHE BANK TRUST COMPANY
AMERICAS, AS TRUSTEE FOR RALI 2006QS13
BY: RESIDENTIAL FUNDING CO., LLC
9555 CHESAPEAKE DR., STE. 201
SAN DIEGO, CA 92123
TELEPHONE: (800) 750-0011

GRANTEE:
JAMES H. MORRISON
ADDRESS: PO Box 16
Robinsonville, MS 38864
TELEPHONE: 901-413-2519

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RALI 2006QS13** (herein referred to as Grantor), does hereby sell, convey and specially warrant unto **JAMES H. MORRISON** (herein referred to as Grantee), the following described property located and situated in DESOTO County, Mississippi, to-wit:

Lot 16, Section A, Kaitlyn Ridge Subdivision, Situated in Section 4, Township 2 South, Range 9 West, as shown on plat of record in Plat Book 69, page 27 in the Chancery Clerk's Office of DeSoto County, Mississippi.

This conveyance is made subject to all prior mineral reservations of record pertaining to subject property. TO HAVE AND TO HOLD the property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. Said tax proration shall be considered final settlement with no further adjustment between Buyer and Seller after closing.

IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer has executed this Deed on this the 29 day of JAN 2009.



DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RALI 2006QS13 BY: RESIDENTIAL FUNDING COMPANY, LLC F/K/A RESIDENTIAL FUNDING CORPORATION, ITS ATTORNEY IN FACT

By [Signature]
Its Sharmel Dawson-Tyau, PMO

POWER OF ATTORNEY RECORDED IN BOOK 100, PAGE 209

STATE OF CA

COUNTY OF SAN DIEGO

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named Sharmel Dawson-Tyau, who acknowledged to me that he/she is the PMO of RESIDENTIAL FUNDING COMPANY, LLC F/K/A RESIDENTIAL FUNDING CORPORATION, ATTORNEY IN FACT FOR DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RALI 2006QS13 and that for and on behalf of said company and as its act and deed, he/she signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29 day of JAN 2009.

[Signature]
NOTARY PUBLIC

My Commission Expires:



AFFIDAVIT

STATE OF CA
COUNTY OF SAN DIEGO

BEFORE ME, the undersigned authority in and for said county and state, this day personally came and appeared Sharmel Dawson-Tyau, who being by me first duly sworn according to law says on oath as follows, to-wit:

1. I executed the foregoing document as PMJO (title) of Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney in Fact for Deutsche Bank Trust Company Americas, as Trustee for RALI 2006QS13

2. The power of attorney under which I executed the foregoing document is valid and in full force and effect, and I do not have any knowledge of termination of the power by revocation or of the death, disability or incapacity of Deutsche Bank Trust Company Americas, as Trustee for RALI 2006QS13.

3. This affidavit is executed pursuant to the Uniform Durable Power of Attorney Act of the State of Mississippi, as set forth in Section 87-3-113, et seq. of the Mississippi Code of 1972, as amended, and to provide conclusive proof of the non-revocation and non-termination of the power of attorney under which the foregoing document was executed.

[Signature]
AFFIANT Sharmel Dawson-Tyau, PMJO

SWORN TO AND SUBSCRIBED BEFORE ME, this the 29 day of JAN, 2009.

[Signature]
NOTARY PUBLIC

My Commission Expires:

