

J
en RETURN TO:
MREC
1240 GOODMAN ROAD
SUITE 3
SOUTHAVEN, MS 38671
662-349-1818

3/02/09 11:06:25
BK 603 PG 624
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

SS
SS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

INDEXING INFORMATION: Lot 92, Section "C", Wellington Square Subdivision,
Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS(\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **Bank of America, National Association as successor by merger to LaSalle Bank National Association, as trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4**, Grantor, does hereby grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver and specially warrant any and all right, title and interest which Grantor had or may have in and to the property, without any other warranty of title whatsoever (except for grantor's own acts), even as to the return of the purchase price or any portion thereof, but with full substitution and subrogation in and to all the rights and actions of warranty which said Grantor has or may have against all preceding owners and grantors unto, **Helen V. Cancellara**, Grantee, the following described real property located in DeSoto County, Mississippi, to wit:

Lot 92, Section "C", Wellington Square Subdivision in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 45, Page 47 in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is subject to any and all recorded restrictive covenants, building restrictions, easements and rights of way for roads, streets, sidewalks, public utilities and drainage or mineral reservations, and any other matters of record and properly filed in the land records of DeSoto County, Mississippi. This conveyance is further subject to subdivision ordinances for DeSoto County, Mississippi.

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Taxes for the tax year 2009 have been pro-rated as of the date of closing and are the responsibility of the Grantee herein.

WITNESS THE SIGNATURE on this, the ____th day of January, 2009.

Bank of America, National Association as successor by merger to LaSalle Bank National Association, as trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset Backed Certificates, Series 2006-4

By: [Signature]
In his/her capacity as _____

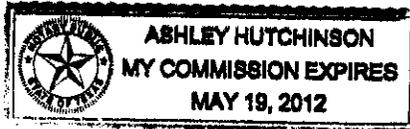
Sandra Castile
Assistant Vice President
LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF TX
COUNTY OF Harris

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the state and county aforesaid, within my jurisdiction, the within named Sandra Castile in his/her capacity as Authorized Signatory of Litton Loan Servicing L.P. in its capacity as Agent and Attorney-in-Fact for Bank of America, National Association as successor by merger to LaSalle Bank National Association, as trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4, pursuant to that Power of Attorney found among the land records of DeSoto County, Mississippi, reference to which is hereby made, and who acknowledged that he/she signed and delivered the above and foregoing Special Warranty Deed on the day and year therein mentioned, for and on behalf of Litton Loan Servicing, L.P., as Agent and Attorney-in-Fact for Bank of America, National Association as successor by merger to LaSalle Bank National Association, as trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4, as its act and deed after having been first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 2nd day of January, 2009.
Feb

[Signature]
NOTARY PUBLIC



GRANTOR:

Bank of America, National Association
as successor by merger to LaSalle Bank National Association
as trustee for Ownit Mortgage Loan Trust,
Mortgage Loan Asset-Backed Certificates,
Series 2006-4
4828 Loop Central Drive
Houston, TX 77081-2226
1.800.247.9727

GRANTEE:

Helen V. Cancellara
7021 Foxhall Dr.
Hen Lake MS 38037
N/A
N/A

Prepared by and Return to:

Mississippi Title Company, LLC, 1005 Jackson Avenue East, Oxford, Mississippi 38655 662.236.2003
FILE # S&H 391.08058/Loan# 16867483

Exhibit A.

RECORDING REQUESTED BY
& AFTER RECORDING RETURN TO:**Litton Loan Servicing LP**
4828 Loop Central Drive
Houston, Texas 77081
Attention: Alison S. Walas**Prepared By:** *L Kemp***LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, that Bank of America, National Association as successor by merger to LaSalle Bank National Association, having its principal place of business at 135 South LaSalle Street, Suite 1625, Chicago, Illinois 60603, as Trustee (the "Trustee") pursuant to that Pooling and Servicing Agreement among Merrill Lynch Mortgage Investors, Inc. (the "Depositor"), Litton Loan Servicing LP (the "Servicer") and the Trustee, dated as of June 1, 2006 (the "Pooling and Servicing Agreement"), hereby constitutes and appoints the Servicer, by and through the Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the Pooling and Servicing Agreement for the purpose of performing all acts and executing all documents in the name of the Trustee as may be customarily and reasonably 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 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 the Servicer is acting as servicer, all subject to the terms of the Pooling and Servicing Agreement.

This appointment shall apply to the following enumerated transactions only:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is 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 and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.

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.
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 a 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.

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 lawfully do or cause to be done by authority hereof; provided, that the Servicer shall not without the Trustee's written consent, (A) initiate any action in the Trustee's name without indicating the Servicer's representative capacity or (B) cause the Trustee to be registered to do business in any state; and provided further that the Trustee shall not be liable for any misuse of, or negligence, willful misfeasance or bad faith of the Servicer in connection with, the Servicer's use of this power of attorney.

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.

Notwithstanding anything contained herein to the contrary, the Servicer shall not, without the Trustee's written consent: (i) initiate any action, suit or proceeding solely under the Trustee's name without indicating the Servicer's representative capacity; provided that the Servicer shall not be required to sign this Power of Attorney in order to perform the functions enumerated herein or (ii) take any action with the intent to cause, or which actually does cause, the Trustee to be registered to do business in any state.

IN WITNESS WHEREOF, Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee pursuant to that Pooling and Servicing Agreement among the Depositor, the Servicer, and the Trustee, dated as of June 1, 2006 (Ownit Mortgage Loan Trust, Mortgage Loan Asset Backed Certificates, Series 2006-4), has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by Jose A. Galarza its duly elected and authorized Assistant Vice President this 13th day of January, 2009.

Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4

By: Jose A. Galarza
Name: Jose A. Galarza
Title: Assistant Vice President

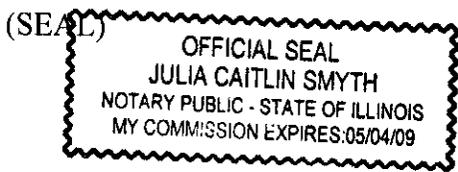
Witness: Ann Dolezal
Name: Ann Dolezal
Title: Trust Officer

Witness: Wayne Miller
Name: Wayne Miller
Title: Analyst II

STATE OF ILLINOIS
COUNTY OF COOK

On January 13, 2009, before me, the undersigned, a Notary Public in and for said state, personally appeared Jose A. Galarza, Assistant Vice President of Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset Backed Certificates, Series 2006-4, 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.



Julia Caitlin Smyth
Notary Public
My Commission Expires 5/4/2009