

\* Return to:  
Delgado Law Firm, PLLC  
5779 Getwell Rd.  
Bldg. D, Suite 5  
Southaven, MS 38672  
662-526-2120

me/nc  
4/03/09 3:22:43  
BK 606 PG 1  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**INDEXING INSTRUCTIONS:**  
LOT 147, SECTION B, SOUTHBRANCH S/D, SEC. 25, T1S, R7W, DESOTO CO., MS

**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 **LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-H, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3H** (herein referred to as Grantor), does hereby sell, convey and specially warrant unto **PATRICK <sup>/C.</sup> BROWN AND CATHLENE R. ~~KATHY~~ BROWN** (herein referred to as Grantees), as joint tenants with full rights of survivorship and not as tenants in common, the following described property located and situated in DESOTO County, Mississippi, to-wit:

LOT 147, SECTION B, SOUTHBRANCH SUBDIVISION, SITUATED IN SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 WEST, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 89, PAGE 38, CHANCERY CLERK'S OFFICE FOR DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SECURITY BUILDERS, INC. BY WARRANTY DEED FROM LEMON & GALE, LLC, DATED NOVEMBER 08, 2004, RECORDED NOVEMBER 15, 2004, IN BOOK 486, PAGE 514, CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

More commonly known as: 7474 Aylesbury Lane, Olive Branch, MS 38651

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 30 day of March 2009.

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-HM MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-H

By [Signature]  
Its Eileen Papariella  
Asst VP

STATE OF PA  
COUNTY OF Allegheny

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named Eileen Papariella, who acknowledged to me that he/she is the Asst VP of LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-H, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-H and that for and on behalf of said corporation 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 30 day of March 2009.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 4/16/12

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Melissa Linn Elliott, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires April 16, 2012  
Member, Pennsylvania Association of Notaries

**GRANTOR:**

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST  
FRANKLIN MORTGAGE LOAN TRUST 2007-H, MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-H  
135 SOUTH LASALLE ST., SUITE 1511  
CHICAGO, IL 60603  
412-918-7698

**GRANTEES:**

PATRICK AND KATHY BROWN  
ADDRESS: 7474 Aylesbury Lane  
Olive Branch, MS 38654  
TELEPHONE: 901-496-4414  
WORK PHONE: N/A

**PREPARED BY:**

DAVID K. MCGOWAN  
ATTORNEY AT LAW  
P. O. BOX 5278  
JACKSON, MS 39296-5278  
TELEPHONE: (601) 982-8504  
MSB #2619  
FATD-557

**REFLECTOR:**

FIRST AMERICAN TITLE INSURANCE CO.  
4780 I-55 N. STE. 400  
JACKSON, MS 39211  
TELEPHONE: (601) 366-1222  
FILE NO. 2218-2093320

## FORM OF LIMITED POWER OF ATTORNEY

RECORDING REQUESTED BY  
 AND WHEN RECORDED MAIL TO  
 HOME LOAN SERVICES, INC.  
 150 ALLEGHENY CENTER  
 PITTSBURGH, PA 15212  
 Attn: Mary Fran Felion

KNOW ALL MEN BY THESE PRESENTS, that LaSalle Bank National Association, having its principal place of business at 135 South LaSalle Street, Suite 1511, Chicago, IL 60603 as Trustee (the "Trustee") pursuant to that Pooling and Servicing Agreement among Merrill Lynch Mortgage Investors, Inc (the "Depositor"), Home Loan Services, Inc., (the "Servicer"), and the Trustee, dated as of September 1, 2007 (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 a lien that is replacing a lien existing as of the date of the Mortgage or Deed of Trust or 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 modification agreements or 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

Deso to ms

- 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
- 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 documents:
- 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;
  - e any and all documents necessary to effect the transfer of 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 lawfully do or cause to be done by authority hereof

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.

Except as may be permitted above in connection with the servicing of a Mortgage Loan, Servicer shall not, without the Trustee's written consent: (i) initiate any action, suit or proceeding not directly relating to the servicing of a Mortgage Loan (including but not limited to actions, suits or proceedings against Certificateholders, or against the Depositor for breaches of representations and warranties) solely under the Trustee's name, (ii) engage counsel to represent the Trustee in any action, suit or proceeding not directly relating to the servicing of a Mortgage Loan (including but not limited to actions, suits or proceedings against Certificateholders, or against the Depositor for breaches of representations and warranties), or (iii) prepare, execute or deliver any government filings, forms, permits, registrations or other documents not directly relating to the servicing of a Mortgage Loan in the Trustee's name or (iv) file any applications for registration and/or authorization to do business in any state in the name of the Trustee

IN WITNESS WHEREOF, LaSalle Bank National Association, as Trustee pursuant to that Pooling and Servicing Agreement among the Depositor, the Servicer, and the Trustee, dated as of September 1, 2007 Merrill Lynch First Franklin Mortgage Loan Trust Mortgage Loan Asset Backed Certificates, Series 2007-H1 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 18<sup>th</sup> day of October, 2007

LaSalle Bank National Association as Trustee for  
Merrill Lynch First Franklin Mortgage Loan Trust,  
Mortgage Loan Asset Backed Certificates,  
Series 2007-H1

By: *[Signature]*  
Name: Rita Lopez  
Title: Vice President

STATE OF Illinois

COUNTY OF Cook

On October 18, 2007, before me, the undersigned, a Notary Public in and for said state, personally appeared Rita Lopez, Vice President of LaSalle Bank National Association, Trustee for Merrill Lynch First Franklin Mortgage Loan Trust Mortgage Loan Asset Backed Certificates, Series 2007-H1 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)  
"OFFICIAL SEAL"  
DIANE O'NEAL  
NOTARY PUBLIC STATE OF ILLINOIS  
My Commission Expires 09/22/2009

*[Signature]*  
Notary Public

Certified TRUE COPY of the original per  
Sec. 17 of The Notary Public Law.

*[Signature]*  
Notary Public Dated: 3/20/09

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Melissa Linn Elliott, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires April 15, 2012  
Member, Pennsylvania Association of Notaries