

Prepared by:
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Return to:
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Indexing Instructions: Lot 1 and Lot 2 DeSoto Farms North

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned,

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

TERWIN MORTGAGE TRUST 2006-5

Address: C/O Precision Asset Management
2521 Crenshaw Blvd
Torrance, CA 90505
Phone: 424-203-7619
Phone: NA

hereinafter "Grantor" does hereby sell, convey and warrant specially unto

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-ACC1,

ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-ACC1

Address: C/O Precision Asset Management
2521 Crenshaw Blvd
Torrance, CA 90909
Phone: 424-203-7619
Phone: NA

hereinafter "Grantee" that certain tract or parcel of land situated in the County of DeSoto, State of Mississippi, more particularly described as follows:

Lot 1, DeSoto Farms North, situated in Section 28, Township 3 South, Range 5 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 70 at Pages 30-35 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Lot 2, DeSoto Farms North, situated in Section 28, Township 3 South, Range 5 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 70 at Pages 30-35 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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This is the same property described in Substitute Trustee's Deed dated April 1, 2010 and recorded in Book 630 at Page 509 of the Land Records of the Chancery Clerk of DeSoto County, Mississippi.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
6. Any conditions that would be revealed by a physical inspection and survey of the Property.

WITNESS the signature of the undersigned on this the 21 day of July, 2010.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

TERWIN MORTGAGE TRUST 2006-5

By: JP Morgan Chase Bank
Attorney In Fact

BY: Linda Rice
Linda Rice
Asst. Vice President



See Attachment

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

PERSONALLY appeared before me the undersigned authority, in and for said County and State, the within named _____ who acknowledged that he is, _____ of **JP Morgan Chase Bank** as Attorney in Fact for **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE TERWIN MORTGAGE TRUST 2006-5** and for and on behalf of **JP Morgan Chase Bank** in its capacity as Attorney In Fact for **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE TERWIN MORTGAGE TRUST 2006-5** that he signed executed and delivered the above and forgoing instrument on the day and year therein mentioned

after having been authorized to do so.

GIVEN under my hand and official seal of office this the _____ day of _____,
2010.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am an Assistant Secretary of JPMorgan Chase Bank, N.A. and that the following individuals, holding the title set forth opposite their names, are duly elected officers of JPMorgan Chase Bank, N.A. and are authorized to execute documents related to the sale of mortgage loans and real property and the foreclosure of real property, including assignments of mortgage, modifications of mortgage, deeds, affidavits, and other closing documents, substitutions of trustee and satisfactions and lien releases on behalf of JPMorgan Chase Bank, N.A .

Name:
Gena Rotter
Tony Huynh
Vera Hunter

Title to which appointed:
Asst. Vice President
Asst. Vice President
Asst. Vice President

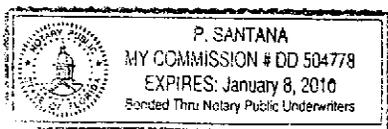


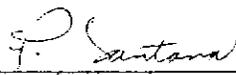
Diane Towns
Assistant Secretary

Dated: July 23, 2009

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this 23rd day of July, 2009, before me the undersigned notary public, personally appeared Diane Towns, Assistant Secretary, who proved to me through satisfactory evidence of identification, which was to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose, and signed this document as her free act and deed, and the free act and deed of JPMorgan Chase Bank, N.A., in her capacity as Assistant Secretary.





Notary Public
My Commission Expires: 01/08/2010