

After Recording Return To:
Advantage Title Company, LLC
2037 Liberty Road
Eldersburg, MD 21784
AT-50117

**QUIT CLAIM DEED WITHOUT COVENANT
RELEASE DEED**

KNOW ALL BY THESE PRESENTS that I,

The Bank of New York Mellon, aka the Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-through Certificates, Series FHAMS 2006-FA3, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, of 8950 Cypress Waters Blvd, Coppell TX 75019

for consideration paid, releases to

M&M Truck Sales,

of PO Box 6003, Hermon, ME 04402, the land and buildings in Hancock County, Maine, described as follows:

A certain lot or parcel of land, with the improvements thereon, situated in Ellsworth, County of Hancock, state of Maine, and being a part of Lot No. 143 and bounded and described as follows:

Beginning at the southeasterly corner of land described in deed of Melville D. Andrews to John-Henry Lawson (dated January 15, 1986-5 and recorded in the Hancock County registry of Deeds in Book 1525, Page 544; thence northerly along the east line of Lawson 1200 feet, more or less, to a point where a line drawn perpendicular from said point westerly to the east shore of Green Lake would enclose 5.00 acres of land; thence westerly perpendicular to the east line of Lawson 250 feet, more or less to the east shore of Green Lake; thence southerly along the east shore of Green Lake to the south line of Lawson; thence easterly along the south line of Lawson to the point of beginning.

Meaning and intending to convey a 5.00 acre parcel, with the improvements thereon, from the easterly side of land described in deed of Melville D. Andrews to John-Henry Lawson dated // January 15, 1995 and recorded in the Hancock County Registry of Deeds in Book 1525, Page 544.

Also conveying a right-of-way, to be used in common with others, as described in a deed from Charles D. Pooler to Melville D. Andrews recorded in said registry in Book 1157, Page 722.

MAINE REAL ESTATE
TRANSFER TAX PAID

Also conveying a right-of-way, to be used in common with others, for all purposes of ingress and egress over the road as it now exists across the land retained by Lawson running southerly from the beginning point of the right-of-way described in Book 1157, Page 722 to the northerly line of the above described lot.

Also conveying that certain right-of-way as conveyed in Melville D. Andrews by Edwin Hendrickson, et al., by deed recorded December 6, 1976 in Book 1275, Page 507.

The above described lot is subject to a certain right-of-way as conveyed to Edwin Hendrickson by Melville D. Andrews by deed recorded December 6, 1976 in Book 1275, Page 509.

Meaning and Intending to describe a portion of the property described in Deed Book 2812 at Page 229.

Meaning and intending to convey the same premises conveyed to me by Deed recorded at Book 6429, Page 343 of the Register of Deeds of Hancock County, Maine.

Nationstar Mortgage, LLC, attorney-in-fact, is signing on behalf of The Bank of New York Mellon fka the Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-through Certificates, Series FHAMS 2006-FA3, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement by Limited Power of Attorney recorded prior hereto in Hancock County, Maine.

That I, Ashley Sexton, its Asst Secretary of Nationstar Mortgage, LLC, as Attorney-in-Fact for The Bank of New York Mellon fka the Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-through Certificates, Series FHAMS 2006-FA3, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement hereby release to said Grantee all rights of homestead and other interests therein.

Dated this 19th day of August, 2016.

The Bank of New York Mellon fka the Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-through Certificates, Series FHAMS 2006-FA3, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement

Witness **Marlon Brown**

STATE OF Texas
COUNTY OF Denton

(Signature) {SEAL}
Nationstar Mortgage, LLC as attorney in fact
Ashley Sexton, Asst Secretary

On this the 19th day of August, 2016 personally appeared Ashley Sexton, its Asst Secretary of Nationstar Mortgage, LLC, as **Attorney-in-Fact** for The Bank of New York Mellon fka the Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-through Certificates, Series FHAMS 2006-FA3, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Before me, (Signature)
Notary Public Tammy Sisson
Printed Name:

