Davidson County DEEDTRS
Recvd: 11/17/05 12:23 3 pgs
Fees:18.00 Taxes:769.60
20051117-0139030

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3102 West End Avenue, Suite 1150
Nashville, TN 37203-1304
(615) 383-3345

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Franklin Credit Management Corporation 101 Hudson Street, 25th Floor Jersey City, New Jersey 07302	New Owner	115-2/11

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Two Hundred Eight Thousand and 00/100 Dollars ($208,000.00), the receipt of which is hereby acknowledged, Charles B. Reasor III, Successor Trustee ("Grantor"), acting as successor trustee only, has this day bargained and sold, and does hereby transfer and convey unto Franklin Credit Management Corporation ("Grantee"), Grantee's successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Brook Meade Addition, Section 1, as of record in Book 2663, Page 53, said Register's Office. Said Lot No. 13 fronts 158.5 feet on the easterly margin of Downey Drive and extends back 339.8 feet more or less on the northerly line and 326.7 feet more or less on the southerly line to the center line of Davidson Branch in the rear, measuring 140 feet more or less thereon.
>
> Being the same property conveyed to Douglas J. Ilten and Ann E. O'Donnell by deed of record in Book 10531, Page 585, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 930 Downey Drive, Nashville, TN 37205.

This conveyance is made pursuant to the powers conferred upon Grantor by a Deed of Trust (the "Deed of Trust") dated August 29, 1997 executed by Douglas J. Ilten and Ann E. O'Donnell in favor of Hartford-Carlisle Savings Bank, as beneficiary, of record in Book 10669, Page 267, Register's Office for Davidson County, Tennessee ("RODC"), with Grantor having been appointed successor trustee by an instrument of record as Instrument Number 20010309-0022505, RODC. As set forth in the notice of foreclosure sale, a copy of which is attached hereto as Exhibit "A", published pursuant to the Deed of Trust and applicable law in the Nashville Record on October 27, 2005, November 3, 2005, and November 10, 2005, default was made in

the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale at foreclosure of the Property was scheduled for Thursday, November 17, 2005 at 10:15 a.m. in Nashville, Tennessee at 501 Great Circle Road, Nashville, Tennessee 37201. At that time, the foreclosure sale was commenced and concluded with Grantee constituting the highest bidder at such sale.

Pursuant to Tennessee Code Annotated §35-5-104, the Property is conveyed subject to the right of the State of Tennessee to redeem the Property as provided for in Tennessee Code Annotated §67-1-1433(c)(1). A copy of the notice provided to the State of Tennessee is attached hereto as Exhibit "B", a copy of the written response (the "State's Response") of the State of Tennessee to such notice is attached hereto as Exhibit "C", and a copy of the written response of Grantor to the State's Response is attached hereto as Exhibit "D".

Pursuant to Tennessee Code Annotated §35-5-104, the Property is conveyed subject to the right of the United States of America to redeem the Property as provided for in 26 U.S.C. §7425(d)(1). A copy of the notice provided to the United States of America is attached hereto as Exhibit "E".

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, forever, Grantor, solely in Grantor's fiduciary capacity as successor trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 17th day of November, 2005.

GRANTOR:

Charles B. Reasor III, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lissa Allen, a Notary Public for the state and county aforesaid, Charles B. Reasor III, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2005.

Lissa W. Allen
Notary Public

LISSA W. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30, 2007

My Commission Expires:
May 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $208,000.00.

LISSA W. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

SUBSCRIBED AND SWORN to before me, this 17th day of November, 2005.

May 30, 2007
My Commission Expires

Lissa W. Allen
Notary Public