# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/05 10:30 2 pgs
Fees:13.00 Taxes:151.70

20051221-0152800

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Dec 2005.

Notary Public

MY COMMISSION EXPIRES: 2-09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joe Claybon, et ux | Same as New Owner | 043.13-0-247.00 |
| (NAME) | (NAME) | |
| 117 Secretariat Place | | |
| (ADDRESS) | (ADDRESS) | |
| Hendersonville, TN 37075 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3 by Saxon Mortgage Services, Inc., as its attorney-in-fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Claybon and wife, Barbara Claybon, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Madison Realty Company's Subdivision, as of record in Book 547, page 164, Register's Office for said County.

Said Lot No. 71 fronts 50 feet on the northerly side of Harris Avenue and runs back 107 feet on the easterly line and 110.5 feet in the westerly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3 by Saxon Mortgage Services, Inc., as its attorney-in-fact, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., dated June 2, 2005, filed simultaneously herewith.

unimproved

This is improved ✓ property, known as 145 Harris Street, Madison, TN 38301
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of December, 2005.

Kesha Edwards

Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3 by Saxon Mortgage Services, Inc., as its attorney-in-fact

By:
Ron Smith, Assistant Vice President

SAXON MORTGAGE SERVICES, INC. CORPORATE SEAL

STATE OF Florida_____)
COUNTY OF Broward_____ )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ron Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of Saxon Mortgage Services, Inc., attorney-in-fact, for Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3,, the within named bargainor, a corporation, and that he as such Assistant Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Vice President.

WITNESS my hand and seal, at office, this 12th day of December , 2005.

NOTARY PUBLIC

My Commission Expires: 2/13/06

