THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $119,000.00

Marie Bradford
Affiant

Subscribed and sworn before me this the 1st day of Nov., 2006
My Commission Expires: 3/31/07

Notary Public

| FROM: | TO: |
|---|---|
| DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH4, ASSET-BACKED CERTIFICATES, SERIES 2005-FFH4 | MARINA ARTEAGA |

FILE BOX 45

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO.: |
|---|---|---|
| Marina Arteaga<br>1509 Andchel Drive<br>Hermitage, TN 37076 | Regions Bank d/b/a Regions Mtg.<br>7130 Goodlett Farms Pkwy.<br>Cordova, TN 38016 | Map #86-4<br>Parcel #11 |

# SPECIAL WARRANTY DEED

FOR AND IN 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, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH4, ASSET-BACKED CERTIFICATES, SERIES 2005-FFH4, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto MARINA ARTEAGA, MARRIED hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 137, on the Plan of Jackson's Retreat, Phase III, of record in Plat Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2005-FFH4, Asset-Backed Certificates, Series 2005-FFH4 by Substitute Trustee's Deed from Valerie Ann Spicer, as Substitute Trustee, of record in Instrument 20060823-0103649, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 5741, Page 360; Book 6482, Page 679; Book 6056, Page 672; and Book 5745, Page 294, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 517 and 518, said Register's Office.

Power of Attorney of record in Instrument 20061106 - 0137544 said Register's Office.

The street address of the Real Property is 1509 Andchel Drive - Hermitage, TN 37076
_____Unimproved/_X_Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, it representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

Davidson County DEEDWARR
Recvd: 11/06/06 09:36 2 pgs
Fees:13.00 Taxes:440.30

20061106-0137545

FILE BOX 45

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 31st day of October, 2006.

**GRANTOR –**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH4, ASSET-BACKED CERTIFICATES, SERIES 2005-FFH4**

**By: National City Home Loan Services, Inc., As Attorney-in-Fact**

**By:** _____

**Title:** Bryan G. Kusich, V.P.

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bryan G. Kusich, V.P. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged himself/herself to be the Vice President, of National City Home Loan Services, Inc. the within named bargainer(s) and corporation, and that he/she as such V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said V.P. as Atty - In - Fact on behalf of Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2005-FFH4, Asset Backed Certificates, Series 2005-FFH4, as its Attorney-in-Fact, as the free act and deed of the within named Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2005-FFH4, Asset Backed Certificates, Series 2005-FFH4.

Witness my hand and official seal at Pittsburgh PA this 31st day of October, 2006.

My Commission Expires: 12-24-09 _____
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Fran Felion, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 24, 2009
Member, Pennsylvania Association of Notaries