THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03360

Davidson County DEEDWARR
Recvd: 01/23/07 12:49 2 pgs
Fees:13.00 Taxes:425.50

20070123-0009273

Property Address:
3116 Weatherstone Cove W., Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-FF3**, existing under the laws of State of Pennsylvania hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Kimitha Braden, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot #28 on the Plan of Weatherstone, a Planned Unit Development, as shown by plat of record in Instrument #20020926-0117440, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Map & Parcel # 164-12-0-A-028.00-CO

THIS IS IMPROVED PROPERTY KNOWN AS: ***3116 Weatherstone Cove W., Antioch, TN 37013***

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said grantee, his/her heirs and assigns, forever; and I do covenant with the said grantee that I 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever, *but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by grantors herein and does not extend to any previous time thereto.* 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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a substitute trustee's deed from Valerie Ann Spicer, Substitute Trustee, dated May 30, 2006, and recorded June 9, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200606090069035.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, her successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

WITNESS Grantor's hand this 16th day of October, 2006.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FF3

By: Eileen Papariella

Eileen Papariella, Asst VP

State of ~~TENNESSEE~~ Pennsylvania
County of ~~DAVIDSON~~ Allegheny

On this the 16th day of October, 2006, before me, the undersigned officer, personally appeared ** of U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-FF3, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as *** Eileen Papariella, Asst VP

Notary Public

My Commission expires:

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $115,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Eileen Papariella

Sworn to and subscribed before me this the 16th of October, 2006.

Notary Public

My Commission expires:

Name of Owner and Property Address:
Kimitha Braden
3116 Weatherstone Cove W
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
~~XXXXXXXXXXXX~~
CTX Mortgage Company
P.O. Box 199114
Dallas, TX 75219-9114
Tax Parcel ID#: 164-12-0-A-028.00-CO