1st

Davidson County DEEDWARR
Recvd: 04/02/07 11:57 5 pgs
Fees:23.00 Taxes:244.20
20070402-0038918

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-060500517A

SPECIAL WARRANTY DEED

		MAP/PARCEL NUMBERS: 150-06-130.00
ADDRESS NEW OWNER(S) AS FOLLOWS: Scott Whelan and Nila Whelan	SEND TAX BILL TO: Scott Whelan and Nila Whelan	
(Name) 2921 Woodymore Court	(Name) 2921 Woodymore Court	
(Address) Antioch, TN 37013	(Address) Antioch, TN 37013	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, US Bank National Association as trustee for Aurora Loan Services FFMLT 2005-FFH2 by: Saxon Mortgage Services, Inc as its attorney-in-fact, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Scott Whelan and Nila Whelan, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2921 Woodymore Court, Antioch, TN, 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 our hand as of the 12-12-06, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

US Bank National Association as trustee for Aurora Loan Services FFMLT 2005-FFH2 by: Saxon Mortgage Services, Inc as its attorney-in-fact

BY: _____
Name: Scot Kaiser, AVP
Its: _____

State of Colorado
County of Denver

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Scot Kaiser, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the AVP of US Bank National Association as trustee for Aurora Loan Services FFMLT 2005-FFH2 by: Saxon Mortgage Services, Inc as its attorney-in-fact, a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at office in Denver, this 12-12-06.

SARAH C. JOHNSON NOTARY PUBLIC STATE OF COLORADO

Notary Public Sarah C Johnson
My Commission Expires: _____

My Commission Expires
MAY 9, 2010

State of Colorado
County of Denver

The actual consideration or value, whichever is greater, for this transfer is $66,000.00

Pat Congdon
Affiant

Subscribed and sworn to before me this 12-12-06

SARAH C. JOHNSON NOTARY PUBLIC STATE OF COLORADO

Notary Public Sarah C Johnson
My Commission Expires: _____

My Commission Expires
MAY 9, 2010

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

EXHIBIT A

Lot 16-A, WOODMERE HEIGHTS, SECTION 2, ZONE LOT DIVISION OF LOT NOS. 16 AND 17, as shown on plat of record in Plat Book 5200, Page 645 amended in Plat Book 6900, Page 156, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property ~~conveyed by Special Warranty Deed~~ from Federal Home Loan Mortgage Corporation to Casey Simpson as recorded on the 3rd day of January, ~~2005 in Instrument No. 20050103-0000660;~~ Special Warranty Deed from ABN AMRO Mortgage Group, Inc. to Federal Home Loan ~~Mortgage Association as recorded on the 3rd day of January, 2005~~ in Instrument No. ~~20050103-0000659~~ and Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee to US Bank National Association as trustee for Aurora Loan Services FFMLT 2005-FFH2 by: Saxon Mortgage Services, Inc. as its attorney-in-fact as recorded in the Register's Office of Davidson County Tennessee, on May 26, 2006 at Instrument Number 20060526-0062050.

EXHIBIT A

Lot 16-A, WOODMERE HEIGHTS, SECTION 2, ZONE LOT DIVISION OF LOT NOS. 16 AND 17, as shown on plat of record in Plat Book 5200, Page 645 amended in Plat Book 6900, Page 156, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee to US Bank National Association as trustee for Aurora Loan Services FFMLT 2005-FFH2 by: Saxon Mortgage Services, Inc. as its attorney-in-fact as recorded in the Register's Office of Davidson County Tennessee, on May 26, 2006 at Instrument Number 20060526-0062050.