PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

Instrument prepared by:

Perrie, Bone & Burr, LLC
400 Northridge Rd., #700
Atlanta, Ga 30350

PBB # 5007-0082
Parcel # 05201019200
Address: 250 and 252 Robinwood Dr., Madison, TN

Please Sent Tax
Notice/~~New Owner~~: LENDER
American Home Mortgage**
Map 52.01
Parcel 192.00
** 538 Broadhollow
Melville, NY 11747

Loan # 0001624293

NEW OWNER ADDRESS:
William M. Duta
737 Howse Avenue
Madison, TN 37115

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sun of Ten and No/100Dollars ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WELLS FARGO BANK, NA AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2004-FFH2, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **William M. Duta** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and 2004 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

Davidson County DEEDWARR
Recvd: 04/02/07 14:59 3 pgs
Fees:18.00 Taxes:401.64
20070402-0039213

WITNESS this the 23rd day of Feb., 2007.

WELLS FARGO BANK, NA AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2004-~~FFH2~~

By: Scot Kaiser, AVP
Its:

Colorado
STATE OF ~~TENNESSEE~~)
COUNTY OF Denver)

Personally appeared before me, Lauri Bursnall, a Notary Public for the state and county aforesaid, Scot Kaiser, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the AVP of Saxon Mtg, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

TAI
D.C.

WITNESS my hand and seal at office this 23rd day of Feb., 2007.

NOTARY PUBLIC

Colorado
State of ~~Tennessee~~)
County of Denver)

The actual consideration for this transfer is $108,550.00.

Affiant

Subscribed and sworn to before me, this 23rd day of Feb, 2007.

NOTARY PUBLIC

My Commission Expires: 6/5/07

LAURI BURSNALL
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/05/2007

Exhibit A

Property located in Davidson County, Tennessee, being Lot Number 4, on the Plan of Power and Roth's Madison Park Subdivision, Block F, as shown by plat of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed toWells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH2, of record at Instrument No. 20061228-0160061, Register's Office for Davidson County, Tennessee.