Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF Pennsylvania
COUNTY OF Allegheny

The actual consideration or value, whichever is greater, for this transfer is $204,000.00.

Affiant Eileen Paparella, Asst. V.P., Attorney-In-Fact

Subscribed and sworn to before me this 27th day of August, 2007.

Notary Public
My Commission Expires 11/17/07

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Katherine A. Weir, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Nov. 17, 2007
Member, Pennsylvania Association Of Notaries

07-1278

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erin C. Ugboaja	First Liberty Financial Grp, LLC	176-10-A
6829 Hickory Rim Court	9931 Corporate Campus, 1500	104.00 CO
Antioch, TN 37013	Louisville, KY 40223	

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, we **U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF12, Mortgage Pass-Through Certificates, Series 2006-FF12,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Erin C. Ugboaja and husband, Kanayo C. Ugboaja,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of The Estates of Hickory Wood, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF12, Mortgage Pass-Through Certificates, Series 2006-FF12 by deed from Arnold M. Weiss, Substitute Trustee, dated May 22, 2007, recorded in Instrument No. 20070601-0065000, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6829 Hickory Rim Court, Antioch, TN 37013.**

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. Grantors covenant with Grantees that Grantors 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; but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenants with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no 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: 08/31/07 10:36 2 pgs
Fees:13.00 Taxes:754.80
20070831-0104891

Witness our hands this 22 day of August, 2007.

U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF12, Mortgage Pass-Through Certificates, Series 2006-FF12

Eileen Papariella, Asst. V.P. Attorney-In-Fact

By: Home Loan Services, Inc., pursuant to a Power of Attorney of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Eileen Papariella, Asst VP, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attv-In-Fact of **Home Loan Services, Inc., Attorney in Fact for U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF12, Mortgage Pass-Through Certificates, Series 2006-FF12,** and that she is authorized by **Home Loan Services, Inc.** to execute this instrument on its behalf by herself as such Attv-In-Fact

Eileen Papariella, Asst VP

Witness my hand and official seal at Pgh, PA, this 22 day of August, 2007.

Katherine A. Weir
Notary Public

My Commission Expires: 11/17/07

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Katherine A. Weir, Notary Public
City Of Pittsburgh, Allegheny County
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