RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Charles Steiner and Mitzi Steiner

GRANTEE(s)
Wells Fargo Bank, N. A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF17, Mortgage Pass - Through Certificates, Series 2006-FF17

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 01/14/08 10:35 2 pgs
Fees:13.00 Taxes:260.86
20080114-0003964

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 29, 2006 and recorded October 23, 2006, as Instrument No. 20061023-0131276 in the Register's Office of Davidson County, Tennessee, Charles Steiner and Mitzi Steiner conveyed to Jim R. Vanderpool, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as nominee for First Franklin, a division of National City Bank, and First Franklin, a division of National City Bank's successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **TONEY BRASUELL** as Co-Trustee by instrument of record recorded on January 2, 2008, as Instrument No. 20080102-0000223 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on January 9, 2008 at the SOMMET CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Wells Fargo Bank, N. A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF17, Mortgage Pass - Through Certificates, Series 2006-FF17, at and for the sum of $70,502.85, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Wells Fargo Bank, N. A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF17, Mortgage Pass - Through Certificates, Series 2006-FF17 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Wells Fargo Bank, N. A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF17, Mortgage Pass - Through Certificates, Series 2006-FF17, its successors and assigns, the property above mentioned and now further described as being inDavidson County, Tennessee, to wit:

> Land in Davidson County Tennessee, being Lot 5, Plan of Second Revision, Section Two Bell Forge Village, as shown on plat of record in Plat Book 5200, page 695 amended in Book 6900, page 250 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 to April Zingdale, unmarried by Warranty Deed from Donna Forsythe, a.k.a. Donna Forsythe Larson, recorded on the 17th daye of April, 2002 in Instrument No. 20020417-0047529 in the register's Office of Davidson County Tennessee. April Zingdale N.K.A April Cunningham. Being the same property conveyed to Charles Steiner, and wife Mitzi Steiner by Warranty Deed from April Zingale-Cunningham, married of record in instrument 200610230131275 and or Book_____ Page _____in register's Office for Davidson County Tennessee.
>
> Commonly known as: 204 Hickory Forge Drive, Antioch, Tennessee 37013.

Tax Parcel No.: 163 11 0A 005.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Wells Fargo Bank, N. A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF17, Mortgage Pass - Through Certificates, Series 2006-FF17, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 9th day of January, 2008.

Toney Brasuell, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Toney Brasuell, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 9th day of January 2008.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,502.85, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Toney Brasuell
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Toney Brasuell, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 9th day of January 2008

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, N. A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF17, Mortgage Pass - Through Certificates, Series 2006-FF17
150 Allegheny Center Mall IDC 24-050
Pittsburgh, PA 15212