Davidson County DEEDWARR
Recvd: 02/21/08 10:37 2 pgs
Fees:13.00 Taxes:428.83

20080221-0016941

S&K #: 07-50521

0801-1038 Return to:
Founders Title and Escrow LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067

SPECIAL WARRANTY DEED

THIS DEED, between Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3 organized and existing under the laws of the United States of America, hereinafter called Grantor, and James Davis and Renee Davis hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 55 on the Plan of Lakewood Village, Section Two of record in Instrument Number 20000215-0015148, Register's Office for said County, to which reference is made for a more complete description

This legal description is identical with that in Deed recorded in Instrument# 20040920-0113148 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20070808-0094740 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3

Title: Alicia Leamon, Assistant Vice President

By: Saxon Mortgage Services, its attorney in fact

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alicia Leamon, Assistant Vice President of Saxon Mortgage Services as Attorney-in-Fact for Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 28th day of January, 2008.

COURTNEY C ACOSTA
Notary Public
State of Colorado

NOTARY PUBLIC

My Commission Expires: 8-16-2011

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,900.00 ~~$112,825.00~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 15th day of Feb., 2008.

Notary Public

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 9-16-09

Property Address: 1959 Port James Circle, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Davis and Renee Davis
CTX Mortgage Co, LLC
3100 McKinnon Corp
Dallas, TX 75201

Map & Parcel 165.09-0A054.00-CO

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119