Davidson County DEEDWARR
Recvd: 07/29/08 14:21 4 pgs
Fees:23.00 Taxes:506.53

20080729-0077547

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-080600480A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Sheneirka M. Edwards	SEND TAX BILL TO: Sheneirka M. Edwards	MAP/PARCEL NUMBERS: 122-1-A-467
(Name) 213 Buck Run Dr.	(Name) Same as	
(Address) Nashville, TN 37214	(Address) New owner	
(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, Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FF5 by: Saxon Mortgage Services, Inc. as its attorney-in-fact, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Sheneirka M. Edwards, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 213 Buck Run Dr., Nashville, TN, 37214, 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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 7/3/08, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FF5 by: Saxon Mortgage Services, Inc. as its attorney-in-fact

By: _____

Name: JASON NEALY, A.V.P.

Its: _____

State of Colorado
County of Jefferson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jason Neary who acknowledged to me that she/he is A.V.P. (Title of person signing) of Saxon Mortgage Services (Name of Company), the attorney-in-fact for Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FF5 by: Saxon Mortgage Services, Inc. as its attorney-in-fact, and that in its capacity as attorney-in-fact for Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FF5 by: Saxon Mortgage Services, Inc. as its attorney-in-fact she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FF5 by: Saxon Mortgage Services, Inc. as its attorney-in-fact and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 3 day of JULY, 2008.

AMANDA L HENRY-NIEBUR
Notary Public
State of Colorado
My Comm. 10/29/2011

Amanda J Henry-Niebur
Notary Public
My Commission Expires: 10/29/2011

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $136,900.00

Affiant

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

KEVANA M. NIXON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/16/09

RE: 213 Buck Run Dr., Nashville, TN 37214

TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS 2/27/2008

NSR-080600480A
06/19/08 @ 04:11-PM

EXHIBIT "A"

Woodland Point Phase X Land in Davidson County, Tennessee, being Unit No. 56 in Woodland Point, Phase X, a private element horizontal property regime being the townhome area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a declaration of covenants, conditions and restrictions for Woodland Point Townhomes, a horizontal property regime with private elements of record as instrument no. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "original declaration"), amended by first supplementary declaration of covenants, conditions and restrictions for Woodland Point Townhomes of record as instrument number 20020725-0089575, said Register's Office (the "first supplement"), further amended by second supplementary declaration of covenants, conditions and restrictions for Woodland Point Townhomes of record as instrument no. 20020904-0107261, said Register's Office (the "second supplement", the first supplement, second supplement and the original declaration being collectively referred to as the "declaration"), to which reference is hereby made. The easements, restrictive covenants, co-owners and tenants of Woodland Point, Phase X, a private element horizontal property regime, contained in the said declaration, the plan filed as exhibit "C" to said second supplement appearing at Page 4 thereof, and bylaws appended thereto as exhibit "B" appearing at Page 32 of the original declaration, said Register's Office are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FF5 by: Saxon Mortgage Services, Inc. as its attorney-in-fact by Substitute Trustee's Deed dated 5/15/08, and recorded 5/29/08, instrument no. 20080529-0054575, in the Register's Office of Davidson County, Tennessee.

RE: 213 Buck Run Dr., Nashville, TN 37214

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.

RE: 213 Buck Run Dr., Nashville, TN 37214