Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2092-124
4195776

Davidson County DEEDWARR
Recvd: 09/03/08 10:33 3 pgs
Fees:18.00 Taxes:391.83
20080903-0090092

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the August day of 22nd, 2008, by Wells Fargo Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF15, Mortgage Pass-Through Certificates, Series 2006-FF15, by its Attorney in Fact, Home Loan Services, Inc. f/k/a National City Home Loan Services, Inc., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Denise Roschelle Ridenhour, an unmarried woman, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

A Condominium Apartment in Davidson County, Tennessee. Being Unit No. 5 B of Section 6 Doral County Villa horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Page 32, register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited comm elements of the condominium.

Being the same property conveyed to Wells Fargo Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF15, Mortgage Pass-Through Certificates, Series 2006-FF15 in Substitute Trustee's Deed filed as instrument number 20080411-0036782.

Commonly known as: 803 Bellevue Road, Nashville, TN 37221.

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 Grantee and unto her heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day

and year first above written.

Wells Fargo Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF15, Mortgage Pass-Through Certificates, Series 2006-FF15, by its Attorney in Fact Home Loan Services, Inc. f/k/a National City Home Loan Services, Inc.

POA instrument # 20080410-0059613

BY: _____

ITS: Eileen Paparielle, Asst VP

Acknowledgment

State of Pennsylvania
)ss.
County of Allegheny

*f/k/a National City Home Loan Services Inc.

On this day before me, a Notary Public, personally appeared Eileen Paparielle, Asst VP, to me personally well-known, who acknowledged that he/she is the ASST V.P. of Home Loan Services *, a corporation, as attorney-in-fact for Wells Fargo Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF15, Mortgage Pass-Through Certificates, Series 2006-FF15, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 22 day of August, 2008.

_____
Notary Public

My commission expires:

August 3, 2011
(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Eric St. Julien, Notary Public
North Braddock Boro, Allegheny County
My Commission Expires Aug. 3, 2011
Member, Pennsylvania Association of Notaries

State of TN

County of Williamson ss.

I, or we, 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, 105,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 29th day of Aug 2010

Notary Public

My commission expires:

7/16/11

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Denise R. Ridenhour
803 Bellevue Road
Nahville, TN, 37221

Map No. 142060C 05400

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211