BILL GARRETT, Davidson County
Trans:T20090034984 DEEDWARR
Recvd: 05/28/09 09:01 9 pgs
Fees:48.00 Taxes:144.30

20090528-0048778

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSQ-0905001165

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Canh Pham	SEND TAX BILL TO: Canh Pham	MAP/PARCEL NUMBERS: 133 08 0 201.00
(Name)	(Name)	
P.O. Box 90678	Same	
(Address)	(Address)	
Nashville TN		
(City) (State) (Zip)	(City) (State) (Zip)	
37209		

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, Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Canh Pham, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 479 Cathy Jo Circle, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto. * Attached Exhibit C

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 May 19 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13
By Home Loan Services, Inc as attorney-in-fact

BY: _____

Name: Eileen Papariella

Its: Asst. Vice President

State of PA
County of Allegheny

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Eileen Papariella who acknowledged to me that she/he is Asst. Vice President (Title of person signing) of Home Loan Services (Name of Company), the attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13, and that in its capacity as attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 19 day of May 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda Sero, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Jan. 27, 2013
Member, Pennsylvania Association of Notaries

Notary Public
My Commission Expires: 1/27/13

State of PA
County of Allegheny

The actual consideration or value, whichever is greater, for this transfer is $ 39,000.00

Affiant Eileen Papariella
Asst. Vice President

Subscribed and sworn to before me this 5/19/09.

Notary Public
My Commission Expires: 1/27/13

RE: 479 Cathy Jo Circle, Nashville, TN 37211

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda Sero, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Jan. 27, 2013
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 25B, Zone Lot DIvision, Lots Nos. 25 on the Plan of Valley VIew Terrace, Phase II, as shown on plat of record in Plat Book 5200, page 545, amending Plat Bok 5200, page 545, amending Plat Book 5200, Page 119, in the Register's Office for Davidson County, Tennessee, to which plat refrence is hereby made for a more particular description.

BEING the same proeprty conveyed to Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13 by Trustees Deed as recorded in Instrument #20090408-0031990 in the Register's Office for Davidson County, Tennessee.

RE: 479 Cathy Jo Circle, Nashville, TN 37211

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: 479 Cathy Jo Circle, Nashville, TN 37211

Exhibit C

POWER OF ATTORNEY

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
HOME LOAN SERVICES, INC.
150 Allegheny Center
Pittsburgh, PA 15212
Attn: REO DEPT

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Deutsche Bank National Trust Company, having its principal place of business at 1761 East St. Andrew Place, Santa Ana, California 92705-4934, as Trustee (the "Trustee") pursuant to that Pooling and Servicing Agreement ("PSA") among GS Mortgage Securities Corp. (the "Depositor"), Home Loan Services, Inc. (the "Servicer") f/k/a National City Home Loan Services, Inc., and the Trustee, dated as of September 1, 2006 (the "PSA"), hereby constitutes and appoints the Servicer, by and through the Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the PSA solely for the purpose of performing such acts and executing such documents in the name of the Trustee necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust" respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Trustee for various certificateholders (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which the Servicer is acting as servicer, all subject to the terms of the PSA as trustee for FFMLT Trust 2006-FF13 Mortgage Pass-Through Certificates, Series 2006-FF13

This Appointment shall apply only to the following enumerated transactions and nothing herein or in the PSA shall be construed to the contrary:

(1) The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is solely for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued; provided that (i) said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured and (ii) otherwise conforms to the provisions of the PSA.

(2) The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of

Davidson, TN

partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.

(3) The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.

(4) The completion of loan assumption agreements.

(5) The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.

(6) The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

(7) The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

(8) With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;

b. the preparation and issuance of statements of breach or non-performance;

c. the preparation and filing of notices of default and/or notices of sale;

d. the cancellation/rescission of notices of default and/or notices of sale;

e. the taking of deed in lieu of foreclosure; and

f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e. above.

(9) With respect to the sale of property acquired through a foreclosure or deed-in lieu of foreclosure, including, without limitation, the execution of the following documentation:

a. listing agreements;

b. purchase and sale agreements;

c. grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;

d. escrow instructions; and

e. any and all documents necessary to effect the transfer of property.

(10) The modification or amendment of escrow agreements established for repairs to the mortgaged property or reserves for replacement of personal property.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall be effective as of August 13, 2008

This appointment is to be construed and interpreted as a limited power of attorney. The enumeration of specific items, rights, acts or powers herein is not intended to, nor does it give rise to, and it is not to be construed as a general power of attorney.

Nothing contained herein shall (i) limit in any manner any indemnification provided by the Servicer to the Trustee under the PSA, or (ii) be construed to grant the Servicer the power to initiate or defend any suit, litigation or proceeding in the name of Deutsche Bank National Trust Company except as specifically provided for herein. If the Servicer receives any notice of suit, litigation or proceeding in the name of Deutsche Bank National Trust Company, then the Servicer shall promptly forward a copy of same to the Trustee.

This limited power of attorney is not intended to extend the powers granted to the Servicer under the PSA or to allow the Servicer to take any action with respect to Mortgages, Deeds of Trust or Mortgage Notes not authorized by the PSA.

The Servicer hereby agrees to indemnify and hold the Trustee and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by the Servicer of the powers granted to it hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the PSA or the earlier resignation or removal of the Trustee under the PSA.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of New York, without regard to conflicts of law principles of such state.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall

continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company as Trustee pursuant to that PSA among the Depositor, the Servicer and the Trustee, dated as of September 1, 2006 (FFMLT Trust 2006-FF13 Mortgage Pass-Through Certificates, Series 2006-FF13), has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this 13th day of August, 2008.

By: Deutsche Bank National Trust Company
as Trustee for FFMLT Trust 2006-FF13
Mortgage Pass-Through Certificates, Series
2006-FF13

By: _____
Name: Hang Luu
Title: Authorized Signer

Witness: _____
Name: Alice Tatusian
Title: Trust Administrator

Witness: _____
Name: Dulce Diaz
Title: Trust Administrator

Acknowledged and Agreed:

Home Loan Services, Inc.

By: _____
Name: Eileen Papariello, Asst VP

STATE OF CALIFORNIA

COUNTY OF ORANGE

On August ~~12~~ 13, 2008, before me, the undersigned, a Notary Public, personally appeared Hang Luu, Authorized Signer of Deutsche Bank National Trust Company, as Trustee for **FFMLT Trust 2006-FF13 Mortgage Pass-Through Certificates, Series 2006-FF13** , who prove to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed that same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the States of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

Notary Public in the State of California
commission #1693742

Tiffany Yuan, Orange Co.
comm exp 9-15-10

Commonwealth of Pennsylvania
County of Allegheny

Certified **TRUE COPY** of the original per Sec. 17 of the Notary Public Law.

Notary Public Dated: 5/19/09
Home Loan Services, Inc, Pittsburgh, PA

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda Sero, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Jan. 27, 2013
Member, Pennsylvania Association of Notaries