Box 14-A
22073-1

BILL GARRETT, Davidson County
Trans:T20090049519 DEEDWARR
Recvd: 07/22/09 13:41 4 pgs
Fees:23.00 Taxes:481.00
20090722-0068827

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 09-000708

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Emily A. Adams	(Name) Bank of America, N.A.	63.16-0B-049.00-CO
(Address) 708 Jaywood Drive	(Address) P.O. Box 660694	
(City) (State) (Zip) Old Hickory TN 37138	(City) (State) (Zip) Dallas, Texas 75266-0694	

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 the holders of the First Franklin Mortgage Loan Trust 2006-FF17 Mortgage Pass-Through Certificates, Series 2006-FF17,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto Emily A. * Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **63.16-0B-049.00-CO**

* Adams, a single person

☒ Improved OR

☐ Unimproved property located at: **708 Jaywood Drive, Old Hickory, TN 37138** in Davidson, Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) 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 title to said real estate to said Grantee(s), 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.

Witness our hand as of the 6/9/09, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17 Mortgage Pass-Through Certificates, Series 2006-FF17 by and through their duly appointed Attorney in Fact, Select Portfolio Servicing, Inc. fka Fairbanks Capital Corp.

By: _____
Name: _____
Title: DEBRA REILLY DOC CONTROL OFFICER

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DEBRA REILLY DOC CONTROL OFFICER (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the DEBRA REILLY DOC CONTROL OFFICER (Title of Person signing) of SELECT PORTFOLIO SERVICING, INC. (Name of Company), as Attorney in Fact for Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17 Mortgage Pass-Through Certificates, Series 2006-FF17, the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in SL this 6/9/09

WENDY EVERTSEN
NOTARY PUBLIC - STATE OF UTAH
7050 S UNION PARK AVE SUITE 110
MIDVALE, UT 84047
COMM. EXP. 01-12-2011

Wendy Evertsen
Notary Public
My Commission Expires: _____

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn before me this 16th day of July, 2009

JENNA WILLMS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Jenna Willms
Notary Public
My Commission Expires: 10/17/09

EXHIBIT "A"

All that certain tract or parcel of land lying and being, in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 83, on the plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550, 551, and 552, and corrected in Book 7462, Page 445, and Book 8110, Page 401, and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property conveyed to the Grantors by Deed of even date of record in Instrument No. 20060928-0119989, said Register's Office.

This being the same property conveyed by Trustee's Deed conveyed by Shellie Wallace, Successor Trustee, to Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17 Mortgage Pass-Through Certificates, Series 2006FF17, filed for record March 27, 2009, in Instrument No. 20090327-0027478, Davidson County, Tennessee records.

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 referred to as "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 the current year and all prior subsequent years, the payment which Grantor assumes (as 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;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.