KW

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August 2009

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Notary Seal present, but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT10363

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quennise Giles	Regions Bank d/b/a Regions Mtg.	176-01-0-A 100.00 CO
(NAME)	(NAME)	
7005 Hickory Pass Lane	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
	Birmingham, AL. 35244	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF7, Mortgage Pass Through Certificates, Series 2006-FF7 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Quennise Giles,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 100, on the Plan of The Estates of Hickory Woods, of record in Instrument Number 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas Adam Kotalik and wife, Brenda Kotalik by Warranty Deed from Classic Homes BOS, LP dated February 17, 2006 and recorded March 6, 2006 in Instrument Number 20060306-0025773, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF7, Mortgage Pass Through Certificates, Series 2006-FF7 by Trustee's Deed from Shellie Wallace as Successor Trustee dated July 8, 2009 and recorded July 13, 2009 in Instrument Number 20090713-0065207, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐					
This is ☒ improved	property, known as	7005 Hickory Pass Lane		Antioch	37013
		(House Number, (Street)		(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Quennise Giles, and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF7, Mortgage Pass Through Certificates, Series 2006-FF7 warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans: T20090061148 DEEDWARR
Recvd: 09/04/09 14:01 2 pgs
Fees: 13.00 Taxes: 506.53

20090904-0083565

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF7, Mortgage Pass Through Certificates, Series 2006-FF7, has executed this deed this 10th day of August, 2009

*Home Loan Services being fka National City Home Loan Services Inc.

Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF7, Mortgage Pass Through Certificates, Series 2006-FF7 by Home Loan Services, Inc., Attorney in Fact *

by Eileen Paparielle, Asst VP

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Eileen Paparielle, Asst VP, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Eileen Paparielle, Asst VP of Home Loan Services, Inc., the Attorney in Fact of said Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF7, Mortgage Pass Through Certificates, Series 2006-FF7 the within named bargainor, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20080905-0091040 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 10th day of August, 2009

Melissa Linn Elliott
Notary Public

My Commission expires: 4/15/12

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melissa Linn Elliott, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 15, 2012
Member, Pennsylvania Association of Notaries

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT10363