RETURN TO
ROBERT L SCRUGGS ATTORNEY
2525 21ST AVE S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

BILL GARRETT, Davidson County
Trans:T20090063590 DEEDWARR
Recvd: 09/17/09 10:03 4 pgs
Fees:23.00 Taxes:399.60
20090917-0086756

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 09-000737

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) **Gerald Bequette and Joyce Bequette**	(Name) Gerald Bequette and Joyce Bequette	063.01-0-021.00
(Address) 1537 Hudson Road	(Address) 1537 Hudson Road	
(City) (State) (Zip) Madison TN 37115	(City) (State) (Zip) Madison TN 37115	

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-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Gerald Bequette and Joyce Bequette,*** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **063.01-0-021.00**

☒ Improved OR *husband and wife

☐ Unimproved property located at: **1537 Hudson Road, Madison, TN 37115** 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 8/21/09, 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-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 by and through their duly appointed Attorney-in-Fact, Select Portfolio Servicing, Inc. fka Fairbanks Capital Corp.

By: _____
Name: CHERYL E. KRUEGER, DOC. CONTROL OFFICER
Title: _____

State of UTAH
County of SALT LAKE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHERYL E. KRUEGER, 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 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-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15, 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 SALT LAKE, UTAH this AUGUST 21, 2009.

NOTARY PUBLIC
JULEE METTERS
5960 So. Wahlquist Lane
Murray, Utah 84123
My Commission Expires
April 15, 2012
STATE OF UTAH

_____
Notary Public
My Commission Expires: _____

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $108,000.00

_____
Affiant

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

_____
Notary Public
My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being a portion of Lot Number 8 on the Map of Nawakwa Hills Annex Subdivision as of record in Book 843, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot Number 8 fronts 400 feet on the northerly side of Hudson Lane and runs back north 16 degrees west 465 feet on the westerly line and north 16 degrees west 533 feet 5 inches on the easterly line as measured from the center line of said Lane, to the southerly line of Lot Number 6, and measures 400 feet thereon.

Included in the above description but expressly excluded from this conveyance is the following described property:

Beginning at a point in the center of Hudson Lane at the southeast corner of Lot Number 7 of said plan; thence with the easterly boundary of Lot Number 7, north 16 degrees 00 minutes west 465 feet, more or less to the southerly boundary of Lot Number 6 of said plan; thence with the southerly boundary of Lot Number 6, north 66 degrees 45 minutes east 400 feet, more or less to the westerly boundary of Lot Number 9 of said plan; thence with the westerly boundary of Lot Number 9, south 16 degrees east 188.5 feet, more or less, to a point which is 345 feet from the center of Hudson Lane; thence south 76 degrees 30 minutes West 200 feet to a point; thence south 16 degrees 00 minutes east 345 feet to appoint in the center of Hudson Lane; thence with the center of Hudson Lane, south 76 degrees 30 minutes west 200 feet to the point of beginning.

Being the same property conveyed to Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 by Trustee's Deed from Shellie Wallace, Successor Trustee, dated May 27, 1009, recorded June 5, 2009, of record in Instrument No. 20090605-0052093, Register's Office for Davidson County, Tennessee.

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.