BILL GARRETT, Davidson County
Trans:T20090070208 DEEDWARR
Recvd: 10/15/09 11:19 4 pgs
Fees:23.00 Taxes:162.80



20091015-0095503

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090900677S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Benjamin S. Mitchell and Ann R. Mitchell	SEND TAX BILL TO: Benjamin S. Mitchell and Ann R. Mitchell	MAP/PARCEL NUMBERS: 043-07-0-049.00
(Name) 218 Vaughns Gap Rd	(Name) Same	
(Address) Nashville, TN 37205	(Address) as new owner	
(City) (State) (Zip)	(City) (State) (Zip)	

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 First Franklin Mortgage Loan Trust 2003-FFH2, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Benjamin S. Mitchell and Ann R. Mitchell, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 312 Myatt Drive, Madison, TN, 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

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 October 2, 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.

Wells Fargo Bank National Association, As Trustee For First Franklin Mortgage Loan Trust 2003-FFH2 by
* Saxon Mortgage Services Inc. as Attorney In Fact

BY: _____

NAME: Michael Caro

ITS: AVP

* POA Inst #20081201-0116366

State of MA
County of NORFOLK

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid MIKE CARO who acknowledged to me that she/he is AVP (Title of person signing) of Saxon Mortgage Services Inc. (Name of Company), the attorney-in-fact for Wells Fargo Bank National Association, As Trustee For First Franklin Mortgage Loan Trust 2003-FFH2, and that in its capacity as attorney-in-fact for Wells Fargo Bank National Association, As Trustee For First Franklin Mortgage Loan Trust 2003-FFH2 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Wells Fargo Bank National Association, As Trustee For First Franklin Mortgage Loan Trust 2003-FFH2 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 2 day of OCTOBER, 2009.

JANAINA S NUGENT
MY COMMISSION EXPIRES 03-18-2016
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Janaina Nugent
Notary Public
My Commission Expires: _____

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 44,000.00

Affiant

Subscribed and sworn to before me this October 8, 2009

CAROL W. HART
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Carol W Hart
Notary Public

My Commission Expires: 12-1-2012

RE: 312 Myatt Drive, Madison, TN 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Tract No. 13 on the Plan of Anderson Estates, as of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being part of Lot No. 40 on the Plan of the re-subdivision of tracts 1 and 13 of said Anderson Estates, not of record, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 40 fronts 65 feet on Myatt Drive and runs 126 feet parallel to a line 65 feet across the rear.

Being the same property conveyed to Wells Fargo Bank National Association, As Trustee For First Franklin Mortgage Loan Trust 2003-FFH2 by Substitute Trustee's Deed recorded 8/3/09, instrument no. 20090803-0072151, in the Register's Office Davidson County, Tennessee.

RE: 312 Myatt Drive, Madison, TN 37115

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: 312 Myatt Drive, Madison, TN 37115