SPECIAL WARRANTY DEED

JEAN K. PETERSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMM. EXPIRES DEC. 19, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF February 2010

Notary Public

MY COMMISSION EXPIRES: 12-19-11 (AFFIX SEAL)

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

Davidson County DEEDWARRSP
Recvd: 02/04/10 15:39 3 pgs
Fees:18.00 Taxes:264.55
20100204-0009151

RT11025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheri Prosser (NAME)	Sheri Prosser (NAME)	150-05-0 235.00
2932 Mossdale Drive (ADDRESS)	P.O. Box 24 (ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (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 Sheri Prosser, a married woman

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 all of Lot 279 of the plan of Cherry Hills, Section 5, as shown by plat appearing of record in Book 4300, Page 156, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Nicole Mckissack, unmarried, by Warranty Deed from Jason Seapker, married, dated February 13, 2006 and recorded February 17, 2006 in Instrument Number 20060217-0019216, 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 Substitute Trustee's Deed from Elizabeth A. Cash, as Substitute Trustee, dated December 8, 2009 and recorded December 18, 2009 in Instrument Number 20091218-0115415, 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 2932 Mossdale Drive (House Number, (Street)) Antioch (City or Town) 37013 (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 Sheri Prosser, 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.

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 26th day of January, 2010

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., fka National City Home
Loan Services, Inc., Attorney in Fact

Katherine A. Weir

By _____
Eileen Paparlella, Asst VP

STATE OF PA

COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Eileen Paparlella, Asst VP, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP 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 20080905-0091640 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 27th day of January, 2010

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

RT11025

Certificate of Authenticity

I, Karen Winkler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Winkler

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jean Peterson, a notary public for this county and state, Karen Winkler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jean K Peterson

Notary's Signature

My Commission Expires: 12-19-11.

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011