BILL GARRETT, Davidson County
Trans:T20100024179 DEEDWARRSP
Recvd: 04/23/10 09:48 5 pgs
Fees:28.00 Taxes:299.70
20100423-0030723

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-100300131S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Peter Walter Steiner	SEND TAX BILL TO: Peter Walter Steiner	MAP/PARCEL NUMBERS: 150-05-0-190.00
(Name)	(Name)	
(Address) 2917 Edgemoor Dr.	(Address) 2917 Edgemoor Dr.	
(City) (State) (Zip) Nashville, TN 37217	(City) (State) (Zip) Nashville, TN 37217	

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, U.S. Bank, National Association, As Successor Trustee To Bank Of America, N.A. As Successor By Merger To Lasalle Bank N.A., As Trustee For First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Peter Walter Steiner, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2917 Edgemoor Drive, Nashville, TN, 37217, 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 4-13-10, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

U.S. Bank, National Association, As Successor Trustee To Bank Of America, N.A. As Successor By Merger To Lasalle Bank N.A., As Trustee For First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2 by Home Loan Services, Inc. as Attorney In Fact

BY: _____

NAME: Eileen Papariella

ITS: Asst. Vice President

State of PA

County of Allegheny

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Eileen Papariella who acknowledged to me that she/he is Asst. Vice President (Title of person signing) of Home Loan Services (Name of Company), the attorney-in-fact for U.S. Bank, National Association, As Successor Trustee To Bank Of America, N.A. As Successor By Merger To Lasalle Bank N.A., As Trustee For First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2, and that in its capacity as attorney-in-fact for U.S. Bank, National Association, As Successor Trustee To Bank Of America, N.A. As Successor By Merger To Lasalle Bank N.A., As Trustee For First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank, National Association, As Successor Trustee To Bank Of America, N.A. As Successor By Merger To Lasalle Bank N.A., As Trustee For First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 13 day of April, 2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda Sero, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Jan. 27, 2013
Member, Pennsylvania Association of Notaries

Notary Public

My Commission Expires: 1/27/13.

State of _____
County of PA Allegheny

The actual consideration or value, whichever is greater, for this transfer is $ 81,000.

Affiant

Eileen Papariella
Asst. Vice President

Subscribed and sworn to before me this 4/13/10.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda Sero, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Jan. 27, 2013
Member, Pennsylvania Association of Notaries

Notary Public

My Commission Expires: 1/27/13

RE: 2917 Edgemoor Drive, Nashville, TN 37217

EXHIBIT "A"

All that certain property situated in the County of Davidson, and State of Tennessee, being described as follows:

Being Lot No. 727 on the Plan of Edge-O-Lakes Estates, Section 17, as shown by plat of record in Book 4460, Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the property conveyed to U.S. Bank, National Association, As Successor Trustee To Bank Of America, N.A. As Successor By Merger To Lasalle Bank N.A., As Trustee For First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2 by Trustee's Deed recorded 12/7/09, instrument no. 20091207-0111377, in the Register's Office for Davidson County, Tennessee.

RE: 2917 Edgemoor Drive, Nashville, TN 37217

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: 2917 Edgemoor Drive, Nashville, TN 37217