THIS INSTRUMENT PREPARED
BY & RETURN TO:
BRIAN K WIDENER
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2010030920TN1

BILL GARRETT, Davidson County
Trans:T20100027815 DEEDWARRSP
Recvd: 05/10/10 10:57 3 pgs
Fees:18.00 Taxes:462.13
20100510-0035530

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 16 day of April, 2010, by and between **Franklin Mortgage Asset Trust 2009-A** as party of the first part, located at 101 Hudson St, 25th Flr, Jersey City, NJ 07302 and, **Tonya Peach and Thomas McRedmond**, party of the second part located at 511 Wanda Dr., Nashville, TN 37210

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LOT NO. 119, Section Number II, Elm Hill Acres, as shown on plat of record in Plat Book 2331, Page 68, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Franklin Mortgage Asset Trust 2009-A from Shapiro & Kirsch, LLP dated 12/07/09, filed 12/18/09 in Instrument No. 20091218-0115274, Davidson County Records.

THE LAST RECORDED DEED WAS FILED OF RECORD IN INSTRUMENT NO. 2009121/-0115274, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

Property: 511 Wanda Drive Nashville TN 37210
Parcel ID No.: 095 10 0 077.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Franklin Mortgage Asset Trust 2009-A**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Franklin Mortgage Asset Trust 2009-A

BY: FRANKLIN CREDIT MANAGEMENT CORPORATION, AS ATTORNEY-IN-FACT FOR FRANKLIN MORTGAGE ASSET TRUST - 2009A

TITLE: _____

Kevin Gildea
Secretary

STATE OF New Jersey

COUNTY OF Hudson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kevin Gildea, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Secretary of Franklin Credit Mgmt. Corp, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 15 day of April, 2010.

_____
Notary Public

My Commission Expires: _____

DIANA PATRICIA MARIN
Notary Public, State of New Jersey
No. 2382418
My Commission Expires March 11, 2014

DIANA PATRICIA MARIN NOTARY PUBLIC COMMISSION NUMBER 2382418 EXP DATE 03/11/14 STATE OF NEW JERSEY

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Property: 511 Wanda Drive Nashville TN 37210
Parcel ID No.: 095 10 0 077.00
File Number: REO2010030920TN1

Mail Tax Notices To and Property Owner:

Tonya Peach and Thomas McRedmond
511 Wanda Drive Nashville TN 37210

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 124,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Kevin Gildea
Secretary

Subscribed and sworn to before me this 15 day of April, 2010

Notary Public

My Commission

DIANA PATRICIA MARIN
Notary Public, State of New Jersey
No. 2382418
My Commission Expires March 11, 2014