BILL GARRETT, Davidson County
Trans:T20100036893 DEEDWARRSP
Recvd: 06/17/10 11:03 4 pgs
Fees:23.00 Taxes:437.71
20100617-0047153

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
SingleSource Property Solutions 333 Technology Drive Suite 102 Canonsburg,Pa. 15317 Sandra Karbowski	KEVIN B. BLEDSOE ~~2903 GLENMEAD AVENUE~~ * 624 LARKIN SPRINGS ROAD ~~NASHVILLE, TN 37216~~ MADISON, TN. 37115

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighteen Thousand Three Hundred and 00/100 Dollars ($118,300.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2006-FA7, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPICITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT (herein, "Grantor"), whose address is 4000 Horizon Way, Suite 100, Irving, TX 75063, hereby sells, transfers and conveys to KEVIN B. BLEDSOE, an unmarried man (herein, "Grantee"), whose address is 2903 Glenmead Avenue, Nashville, TN 37216, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property commonly known as: 624 Larkin Springs Road, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 4th day of May, 2010

PIN NO: 05207002600 & 05207002700

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2006-FA7, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPICITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT

By: Tim Bowman
Printed Name: Tim Bowman
Title: Limited Vice President

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tim Bowman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Limited Vice President of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2006-FA7, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPICITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2010

[Affix Notary Seal]

MYRA NAN MEEKS
My Commission Expires
June 7, 2010

SIGNATURE OF NOTARY PUBLIC
My commission expires: June 7, 2010

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $118,300.

GRANTEE

Grantee signature Kevin B. Bledsoe
Kevin B. Bledsoe

Subscribed and sworn to under oath before me, this 11th day of June, 2010.

[Affix Notary Seal]

Pamela B. Jones
SIGNATURE OF NOTARY PUBLIC
My commission expires: Aug. 23, 2010

PAMELA B. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being the southerly portion of Lot No. 32, Block "A", on the plan of Home Acres (Revised) by Blanchard and Parrish Engineers, and more fully described according to an August 29, 1979, Survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, as follows:

Beginning at a point on the westerly margin of Larkin Springs Road located northwardly 275.0 feet, more or less, from the northerly margin of Neely's Bend Road, said point also being the common corner of Lots Nos. 1 and 32 of said subdivision; thence, with the line between Lot No. 32 and Lots Nos. 1, 2, 3, and 4, northwestwardly 335.0 feet, more or less, to the southeasterly corner of Lot no. 10; thence with the line between Lots Nos. 10 and 32, northwardly 76.0 feet to the common rear corner of Lots Nos. 32 and 31; thence, with the line between said Lots, eastwardly 114.5 feet to a point; thence, with a new line, southeastwardly 213.0 feet to a point on the westerly margin of Larkin Springs Road; thence, with said margin, southwardly 142.6 feet to the point of beginning.

Tract 2:
Being the northerly portion of Lot no. 32, Block "A":, on the Plan of Home Acres (Revised) by Blanchard and Parrish, Engineers, and more specifically described as follows:

Beginning at a point in the westerly margin of Larkin Springs Road, said point being the northeasterly corner of a tract conveyed to Maurice Early, et. ux., of record in Book 5500, Page 228 Register's Office for Davidson County, Tennessee, and said point being northwardly 417.60 feet, more or less from the northerly margin of Neely's Bend Road, thence northwestwardly 213.0 feet to a point in the line between Lot 31 and Lot 32; thence with the line of Lot 31, eastwardly 209.5 feet to a point in the westerly margin of Larkin Springs Road, thence with said margin of Larkin Springs Road southwardly 45 feet to the point of beginning.

Property commonly known as: 624 Larkin Springs Road, Madison, TN 37115

Tax ID: 05207002600 & 05207002700

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20091125-0108469 on November 25, 2009.

PIN NO: 05207002600 & 05207002700

STREET ADDRESS: 624 Larkin Springs Road, Madison, TN 37115