BILL GARRETT, Davidson County
Trans:T20100054157 DEEDWARRSP
Recvd: 08/31/10 09:02 2 pgs
Fees:13.00 Taxes:354.83

20100831-0068904

945504 **SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into this 12 day of August, 2010, by and between, **U. S. Bank, National Association, as successor trustee to Bank of America, N.A. as successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1, by Home Loan Services, Inc., as Attorney-in-Fact**, party of the first part, and **Elaine Moore and Bret Moore**, parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit :

Land in Davidson County, Tennessee, being Unit No. 668 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation in the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue Townhomes, of placement of Units, as shown on Exhibit C to the Declaration of Covenants of record in Instrument No. 20061024-0131877 for a more complete identification and description of said units.

Property Known as: 668 Vernon Avenue, Nashville, Tennessee, 37209

Parcel Id No.: 091050C66800CO

This being the same 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-FF1**, by Substitute Trustee's Deed of record in Instrument Number 20100608-0044286 in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

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

The said party of the first part does hereby covenant with the said parties 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; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, Easements and/or other matters of record in Book 421, Page 25; Declaration of Covenants, Conditions, and Restrictions in Instrument Number 20061024-0131877, Agreements, Easements, and Storm Water Detention Agreement in Instrument Numbers 20050811-0065439; 20060228-0022628; 20060309-00279613; 20060509-0053837; 20060912-00112820; 20060309-0027611; and 20060825-0105279; Charter in Instrument Number 20061024-0131878 in the Register's Office of Davidson County, Tennessee; and 2010 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

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-FF1, by Home Loan Services, Inc., as Attorney-in-Fact

By Eileen Papariella
Asst. Vice President

STATE OF Pennsylvania
COUNTY OF Allegheny)

Personally appeared before me a Notary Public in and for the above referenced State and County, Eileen Papariella with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Asst V.P of Home Loan Services, Inc., as Attorney-in-Fact, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

WITNESS my hand an Official Seal this 12 day of August, 2010.

Melissa Stoops
NOTARY PUBLIC

My Commission Expires:
11-25-2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melissa Stoops, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Nov. 25, 2012
Member, Pennsylvania Association of Notaries

STATE OF Tennessee
COUNTY OF Davidson

I hereby 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 $95,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 13th day of August, 2010.

NOTARY PUBLIC

My commission expires: 5/20/14

Property Address:
668 Vernon Ave.
Nashville, TN 37209

New Owner and Mail Tax Bills to:
Elaine Moore & Bret Moore
214 Fairfax Ave
Nashville, TN 37212

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427