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THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009122172TN1

BILL GARRETT, Davidson County
Trans:T20100057513 DEEDWARRSP
Recvd: 09/13/10 15:57 4 pgs
Fees:23.00 Taxes:358.90
20100913-0072810

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 10th day of September, 2010, by and between **Franklin Mortgage Asset Trust 2009-A** as party of the first part, located at , and, **TOE MYAT and wife HEH CHIT,** party of the second part located at 4046 Keeley Drive, Antioch, TN 37013 ;

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:

Lot Number 95, on the Plan of Colewood Acres, Section 2, of record in Book 3700, Page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

This legal description is identical with that in Deed of Trust recorded in Book 20100104 Page 131 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Book 20100104, Page 131 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Franklin Mortgage Asset Trust 2009-A by deed dated December 11, 2009, from Shapiro & Kirsch, LLP., Substitute Trustee, of record at Instrument No. 20100104-0000131, Register's Office for Davidson County, Tennessee.

Property: 4046 Keeley Drive Antioch TN 37013
Parcel ID No.: 16202005900

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 2009-A

BY: _____

TITLE: **Kimberly Shaw**
Treasurer

STATE OF New Jersey

COUNTY OF Hudson

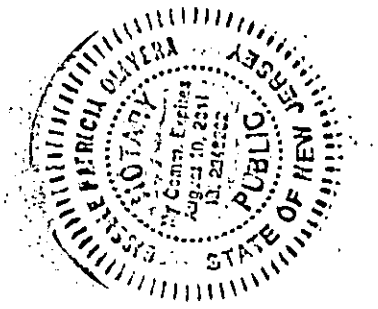
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kimberly Shaw, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Treasurer of Franklin Credit Mngt 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 17 day of June, 2010.

Notary Public

GISELLE PATRICIA OLIVERA
Notary Public
My comm. expires 8/10/11
State of New Jersey

My Commission Expires:



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Property: 4046 Keeley Drive Antioch TN 37013
Parcel ID No.: 16202005900
File Number: REO2009122172TN1

Mail Tax Notices To and Property Owner:

New Owner: Toe Myat
4046 Keeley Drive,
Antioch, TN 37013

Send Tax Bills to:
F&M Bank
100 Bluegrass Commons, Suite 100
Hendersonville, TN 37075

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 $ 97,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

My Commission 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.