Davidson County DEEDWARRSP
Recvd: 01/28/11 12:18 4 pgs
Fees:23.00 Taxes:532.80
20110128-0007859

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
ANTOINETTE BOLDEN P.O. BOX 23504 NASHVILLE, TN 37202	ANTOINETTE BOLDEN P.O. BOX 23504 NASHVILLE, TN 37202

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Forty-four Thousand and 00/100 Dollars ($144,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FH04-AA7, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NA, MASTER SERVICER, IN ITS CAPACITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT BY ITS ATTORNEY IN FACT SINGLESOURCE PROPERTY SOLUTIONS (herein, "Grantor"), whose address is 333 Technology Drive, Canonsburg, PA 15317, hereby sells, transfers and conveys to ANTOINETTE BOLDEN and JOHN D. BOLDEN, husband and wife (herein, "Grantee"), whose address is P.O. Box 23504, Nashville, TN 37202, 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.

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 20th day of December, 2010.

PIN NO: 149.02-0-074.00

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

GRANTOR:

The Bank of New York Mellon, fka The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FH04-AA7, by First Horizon Home Loans, a division of First Tennessee Bank NA, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement by its Attorney in Fact SingleSource Property Solutions

By: Nicole Lehner
Printed Name: Nicole Lehner
Title: Closing Coordinator

STATE OF Pennsylvania
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Nicole Lehner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Closing Coordinator of SingleSource Property Solutions as Attorney in fact for The Bank of New York Mellon, fka The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FH04-AA7, by First Horizon Home Loans, a division of First Tennessee Bank NA, Master Servicer, in its capacity 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 20th day of December 2010.

[Affix Notary Seal]

Jenifer L. Dino
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-18-2014

NOTARIAL SEAL
JENIFER L DINO
Notary Public
MOUNT PLEASANT TWP, WASHINGTON CNTY
My Commission Expires Nov 18, 2014

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

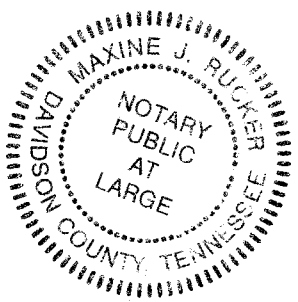
The actual consideration or value, whichever is greater, for this transfer is $ 144,000.00.

GRANTEE

Grantee signature _____
Antoinette Bolden

Subscribed and sworn to under oath before me, this 14 day of January, 2011.

[Affix Notary Seal]



_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: MAR 10 2012

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 55 on Plan of Oakwood Subdivision, Phase Two, Section One, of record in Plat Book 7900 Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

More Commonly Known As: 2553 Oak Forest Drive; Antioch, TN 37013

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 Document No. 20100712-0054491 on July 12, 2010.

PIN NO: 149.02-0-074.00

STREET ADDRESS:

2553 Oak Forest Drive, Antioch, TN 37013

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

10-26001