SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
ELDON SPRAKER III 305 PRINCE AVENUE NASHVILLE, TN 37207	ELDON SPRAKER III 6600 Ellesmere Road Nashville, TN 37205

FOR AND IN CONSIDERATION OF THE SUM OF Twenty-three Thousand Five Hundred and 00/100 Dollars ($23,500.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, 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-FF2 BY ITS ATTORNEY IN FACT BAC HOME LOANS SERVICING LP SUCCESSOR BY MERGER TO HOME LOAN SERVICES, INC. (herein, "Grantor"), whose address is 150 Allegheny Center, Pittsburgh, PA 15212, hereby sells, transfers and conveys to ELDON SPRAKER III (herein, "Grantee"), whose address is 305 Prince Avenue, Nashville, TN 37207, 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: 305 Prince Avenue, Nashville, TN 37207

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 January, 2011.

PIN NO: 071.08-0-053.00

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

BILL GARRETT, Davidson County
Trans:T20110005839 DEEDWARRSP
Recvd: 01/28/11 15:52 4 pgs
Fees:23.00 Taxes:86.95
20110128-0008029

GRANTOR:

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-FF2 BY ITS ATTORNEY IN FACT BAC HOME LOANS SERVICING LP SUCCESSOR BY MERGER TO HOME LOAN SERVICES, LLC.
BY: BAC GP, LLC GENERAL PARTNER
By: _____
Printed Name: Alexandra Paugh
Title: Assistant Secretary

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alexandra Paugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Assistant Secretary of BAC HOME LOANS SERVICING LP SUCCESSOR BY MERGER TO HOME LOAN SERVICES, INC. AS ATTORNEY IN FACT FOR 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-FF2, 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 28 day of December, 2010.

[Affix Notary Seal]

TRISHA MOTHERSHED
Notary Public - Arizona
Maricopa County
My Comm. Expires May 10, 2013

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 23,500.00.

GRANTEE

Grantee signature _____
Eldon Spraker III

Subscribed and sworn to under oath before me, this 19th day of January, 2011.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-20-11

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

The following real estate more particularly described as follows:

Land in Davidson, County, Tennessee being the Westerly 50 feet of the Southerly 110 feet of Lot No. 50 on the Map of J.B. Haynies Oriental Subdivision, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 50 fronts 50 feet on the Northerly side of Prince Street and extends back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Wanda Garrett by warranty Deed Recorded January 2, 2007, as Instrument No 20070102-0000671, Register's Office for Davidson County, Tennessee.

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, as Instrument No. 20100216-0011912 on February 16, 2010.

PIN NO: 071.08-0-053.00

STREET ADDRESS: 305 Prince Avenue, Nashville, TN 37207