Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TN_AHMSI_FA

BILL GARRETT, Davidson County
Trans:T20110017121 DEEDWARRSP
Recvd: 03/23/11 14:00 5 pgs
Fees:28.00 Taxes:462.50
20110323-0022666

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Sean Perry	SEND TAX BILL TO: Sean Perry	MAP/PARCEL NUMBERS: 082-08-0A-005.00-CO
(Name)	(Name)	
938 A W. Eastland Ave.	938A W. Eastland Ave	
(Address)	(Address)	
Nashville, TN 37206	Nashville, TN 37206	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency 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 2007-FA3, By First Horizon Home Loans, A Division Of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Sean Perry, the Grantees herein, their successors, heirs and assigns, that certain

X improved . unimproved real estate located at 938A West Eastland Avenue, Nashville, TN, 37206, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the March 8, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

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 2007-FA3, By First Horizon Home Loans, A Division Of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement by U.S. Real Estate Services as Attorney In Fact

By: [signature]

Name: Kiann Suess

Its: VP REO

State of California
County of Orange

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Kiann Suess who acknowledged to me that she/he is Vice President (Title of person signing) of US Real Estate Services (Name of Company), the attorney-in-fact for 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 2007-FA3, By First Horizon Home Loans, A Division Of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, and that in its capacity as attorney-in-fact for 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 2007-FA3, By First Horizon Home Loans, A Division Of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement she/he executed, signed and delivered the above and foregoing instrument after having been authorized by 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 2007-FA3, By First Horizon Home Loans, A Division Of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 8 day of March, 2011.

DANA SUE CHILDS
COMM. # 1916276
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JAN. 17, 2015

[signature]
Notary Public
My Commission Expires: January 17, 2015

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 125,000.

Carol W Hart
Affiant

Subscribed and sworn to before me this 3/18/2011.

Veronica Taylor
Notary Public

My Commission Expires: 10-2014

VERONICA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RE: 938A West Eastland Avenue, Nashville, TN 37206

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 5, The West Eastland Townhomes, as established under Master Deed of record in Instrument 20060718-0086336 amended at Instrument No. 20061026-0132919, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to 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 2007-FA3, By First Horizon Home Loans, A Division Of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement by Substitute Trustee's Deed recorded 7/12/10, instrument no. 20100712-0054539, in the Register's Office of Davidson County, Tennessee.

RE: 938A West Eastland Avenue, Nashville, TN 37206

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 938A West Eastland Avenue, Nashville, TN 37206