State of Tennessee |
County of Davidson |

Address New Owner:	Send Tax Bill To:	This instrument was prepared by:
Ross Winchel	Same	Laurie J. Hadwyn-Janes, (423)618-6140
1000 Corporate Centre Drive, Suite 120		P.O. Box 21060
Franklin, TN 37067		Chattanooga, TN 37424

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on the day and date last written, by and between **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 2005-FA9, 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 Nationstar Mortgage LLC, as Attorney in Fact, hereinafter called the "GRANTOR(S)", and Ross Winchel, hereinafter called the "GRANTEE(S)",

WITNESSETH:

NOW FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-Seven Thousand and 00/100 ($127,000.00) cash in hand paid by the hereinafter named "GRANTEE(S)", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto "GRANTEE(S)", and all his heirs and assigns, all Grantors' right, title and interest in a certain tract or parcel of land located in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 153, as shown on the map entitled Caldwell Hall, Section One Revised, of record in Plat Book 2900, page 57-59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 153 fronts 80 feet on the Southerly margin of Garrett Drive and extends back 169.0 feet on the Easterly line and 177.2 feet on the Westerly line to a dead line in the rear, measuring 80.0 feet thereon.

Being the same property previously conveyed from Michael Russell and Donna Russell by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee by instrument of record recorded on March 30, 2012, Instrument No. 20120330-0026885, unto 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 2005-FA9, 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, dated April 26, 2012, and recorded on April 30, 2012, as Instrument Number 20120430-0036351, with the Register's Office for Davidson County, State of Tennessee.

This is property commonly known as: 301 Garrett Drive, Nashville, TN 37211.
Tax/Parcel ID No.: 147 05 0 075.00

TO HAVE AND TO HOLD the aforesaid real estate, tract or parcel of land, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, estate title and interest thereto belonging unto the said GRANTEE(S), his heirs and assigns, in fee simple forever.

GRANTOR(S) does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to sell and convey the same, and the same is unencumbered, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated, and unless otherwise herein set out; and GRANTOR(S) does further covenant to warrant and forever defend the title to the said land to the said GRANTEE(S), and his heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120041647 DEEDWARRSP
Recvd: 06/06/12 10:00 2 pgs
Fees:13.00 Taxes:469.90
20120606-0049334

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

IN WITNESS WHEREOF, Grantor(s) has hereunto caused this instrument to be executed by its duly authorized officer this 18 day of May, 2012.

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 2005-FA9, 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 Nationstar Mortgage LLC as its attorney in fact

By: Alisha Giambalvo

Title: Asst. Secretary

STATE OF TEXAS |
COUNTY OF DENTON |

On this 18 May 2012, before me, a Notary Public, personally appeared Alisha Giambalvo, personally known to me, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the Asst. Secretary of Nationstar Mortgage LLC, and that he as such Officer and being authorized to do so as attorney in fact, executed the foregoing instrument on behalf of the Grantor herein name, **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 2005-FA9, 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,** for the purposes herein contained by signing the name of the Grantor(s) by himself as such officer.

Amanda Cefalu

NOTARY PUBLIC – Amanda Cefalu (Notary Seal)

My Commission Expires: 4/13/2016

Denton County

AMANDA CEFALU
Notary Public, State of Texas
My Commission Expires
April 13, 2016

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration or true value for this transfer is $127,000.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 5th day of June, 2012.

M. Kristin Seph

NOTARY PUBLIC – Tennessee (Notary Seal)

My Commission Expires: 3-21-2016

Williamson County

M. KRISTIN SEPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON