BILL GARRETT, Davidson County
Trans: T20120043916 DEEDWARRSP
Recvd: 06/14/12 10:48 6 pgs
Fees: 33.00 Taxes: 486.92
20120614-0052096

This instrument prepared by and
(MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1185BATN
Property ref: 3060 STONE BRIDGE ROAD, ANTIOCH, TN 37013

SPECIAL WARRANTY DEED

Send tax bills to: WILLIAM E. MULLINS, III, and LYDIA J. MULLINS-3060 STONE BRIDGE ROAD, ANTIOCH, TN 37013

Name and address of new owner: WILLIAM E. MULLINS, III, and LYDIA J. MULLINS-3060 STONE BRIDGE ROAD, ANTIOCH, TN 37013

Map parcel number: 150-10-0-263.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK, N.A., TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

WILLIAM E. MULLINS, III, and LYDIA J. MULLINS,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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 hereinafter.

We further covenant and bind ourselves, our heirs 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 the grantor.

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.

Witness our hand this 10 day of February, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK, N.A., TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18

By Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP as its attorney in fact

By: _____
Its: Todd Gabert, Assistant Vice President

By: _____
Its: Judy Shu, Assistant Vice President

State of Arizona
County of Maricopa

(For signer #1)
Personally appeared before me, Shanda Kreuzer (name of notary public), Notary Public, Todd Gabert, AVO (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

(For signer #2)
Additionally, personally appeared before me, Shanda Kreuzer (name of notary public), Notary Public, Judy Shu, AVP (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10 day of February, 20 12.

Notary Public
My Commission Expires 4-17-12
Affix seal

SHANDA KREUZER
Notary Public - Arizona
Pinal County
My Comm. Expires Apr 17, 2012

SEE EXHIBIT 1 FOR POWER OF ATTORNEY

Exhibit "A"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF THE 1st REVISION TO STONEBRIDGE OF RECORD IN PLAT BOOK 9700, PAGE 244, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Source of title

Trustee's Deed or
__X___ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20111027-0083594
County of DAVIDSON , TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 131,600.00

Affiant

Subscribed and sworn to before me this the 30th day of May 2012

Notary Public

My commission expires:
(Affix Seal)

KALYN CARRERE NOTARY PUBLIC BARROW COUNTY GEORGIA EXPIRES Nov. 17, 2015

Please Return to

EXHIBIT "B"

Deed Book 14696 Pg 387
Filed and Recorded May-29-2009 03:17pm
2009-0068734

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

McCalla Raymer, LLC
1544 Old Alabama Road
Roswell, Georgia 30076

20193
FILED IN OFFICE
CLAYTON COUNTY, GEORGIA

2009 Jun 11 DATE 9:51 A TIME M

LINDA T. MILLER
CLERK SUPERIOR COURT

BOOK 354 S PAGE 199

RECORDING REQUESTED BY:

BAC Home Loans Servicing, LP
2575 N. Glenville Dr.
Richardson, TX 75082
Attention: Mary Lepin

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

U.S. Bank National Association, as Trustee, 60 Livingston Avenue, EP-MN-WS3D, St. Paul, MN 55107 hereby constitutes and appoints **BAC Home Loans Servicing, LP**, ("Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Servicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (4) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreement, and no power is granted hereunder to take any action that would be adverse to the interests of U.S. Bank National Association. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank National Association, as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") and the Notes secured thereby.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association, as Trustee, and to use or take any lawful means for recovery by legal process or otherwise.

2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or building thereon, as U.S. Bank National Association, as Trustee's act and deed, to contact for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.

3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of releases, satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association, as Trustee.

4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Clock#: 1187242
FILED FOR RECORD
8/27/2009 08:56am
PAID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

BK09659PG561

Servicer hereby agrees to indemnify and hold U.S. Bank National Association, as Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the exercise by the Servicer of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of U.S. Bank National Association, as Trustee under the related servicing agreements.

Witness my hand and seal this 5th day of May, 2009.

U.S. Bank National Association, as Trustee

NO CORPORATE SEAL

Witness: Tanveer Ashraf

By: _____
Shannon M. Rantz, Vice President

Witness: Susan Kranz

By: _____
Brian Giel, Assistant Vice President

Attest: Derek Klein, Assistant Vice President

ACKNOWLEDGMENT

State of Minnesota

County of Ramsey

On this 5th day of May, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the following officers of U.S. Bank National Association Shannon M. Rantz as Vice President, Brian Giel as Assistant Vice President and Derek Klein as Assistant Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of U.S. Bank National Association, a national banking association, and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: _____
Joseph P. Wagner

JOSEPH P. WAGNER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31 2011

My commission expires: 1/31/2011

SEAL

BK09659PG562

I hereby certify the within and foregoing to be a true, correct and complete copy of the original that appears in Deed BK 14696 PG 387-388 in this office this 4 day of Jan 2009

JAY C. STEPHENSON Clerk of Superior Court, Cobb County, GA

By _____ Deputy Clerk

not valid unless signed in blue ink