SPECIAL WARRANTY DEED

THIS DEED, between Wells Fargo Bank, National Association, as Trustee for the Holders of First Franklin Mortgage Loan Trust 2004-FF4, Mortgage Pass-Through Certificates, Series 2004-FF4 organized and existing under the laws of the United States of America, hereinafter called Grantor, and Larry Delk, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 50, Section IV-A, Phase II, Villages of Larchwood Planned Unit Development, as shown by Map of record in Instrument No. 20009280096098 in the Davidson, County, Tennessee Register of Deeds Office, to which Map reference is hereby made for a more particular description of the property; together with the undivided interest in the planned unit development common area.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20040211-0016478 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120326-0025154, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Wells Fargo Bank, National Association, as Trustee for the Holders of First Franklin Mortgage Loan Trust 2004-FF4, Mortgage Pass-Through Certificates, Series 2004-FF4

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, N.A., its attorney in fact

By: _____

Title: Lupe Zapata, Assistant Vice President

BILL GARRETT, Davidson County
Trans:T20120044100 DEEDWARRSP
Recvd: 06/14/12 14:36 2 pgs
Fees:13.00 Taxes:499.50

20120614-0052364

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lupe Zapata, an officer or authorized signatory of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, the Attorney in Fact for Wells Fargo Bank, National Association, as Trustee for the Holders of First Franklin Mortgage Loan Trust 2004-FF4, Mortgage Pass-Through Certificates, Series 2004-FF4, the within named bargainor, a corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who, upon oath, acknowledged that he/she, being authorized so to do, executed the within instrument for the purposes therein contained and who further acknowledged that he/she is an officer or authorized signatory of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, the Attorney in Fact 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 and Official Seal at Office this 14th day of May, 2012.

SANDRA LOPEZ
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
July 26, 2015

NOTARY PUBLIC Sandra Lopez

My Commission Expires: July 26, 2015

STATE OF ARIZONA
COUNTY OF MARICOPA

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Lupe Zapata, Assistant Vice President

Subscribed and sworn to before me this the 14th day of May, 2012.

SANDRA LOPEZ
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
July 26, 2015

Notary Public Sandra Lopez

My commission expires: July 26, 2015

Property Address: 1148 Fitzpatrick Road, Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Larry Delk
1148 Fitzpatrick Rd
Nashville TN 37214

Map & Parcel 108-040-A 103

THIS INSTRUMENT PREPARED BY: + Return To:
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