Return To:
Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20120045406 DEEDWARRSP
Recvd: 06/20/12 09:32 2 pgs
Fees:13.00 Taxes:514.30
20120620-0053896

This instrument was prepared by ~~and return to~~:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7002-477

STATE OF Tennessee
COUNTY OF Davidson
I, or we, 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 $139,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Grantee or Agent of Grantee~~

Subscribed and sworn to before me this 18th day of June, 2012

Notary Public
My Commission Expires: 9-8-13
(Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:
Annie Kelly
2260 Gilmore Crossing
Antioch, TN 37013

Send Tax Bills to:
Franklin American Mortgage
501 Corporate Centre Dr
Ste 400
Franklin, TN 37067

Map-Parcel Numbers
058090A12600C0

SPECIAL WARRANTY DEED
(Corporation)

Wilmington Trust Company as Successor Trustee to Bank of America, National Association (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-10XS, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact, Wells Fargo Bank, N.A.,, by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Annie Kelly, unmarried Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 118, on the Plan of Creekside Trails, Phase 5, of record in Instrument number 20051103-0133061 Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilmington Trust Company by Trustee's Deed filed January 19, 2012 as Instrument No. 20120119-0005401 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2260 Gilmore Crossing, Nashville, TN 37218

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 8 **day of** June **2012**.

Wilmington Trust Company as Successor Trustee to Bank of America, National Association (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-10XS by its duly authorized attorney in fact, Wells Fargo Bank, N.A.,

BY: _____

ITS Tobias E. Gift Vice President Loan Documentation

Certificate of Acknowledgment

State of Maryland

County of Frederick

)ss.

Personally appeared before me, the undersigned Notary Public, Tobias E. Gift **, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the** VP Loan Documentation **of 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 8 **day of** June **2012**.

_____

Notary Public

My commission expires:

8/3/14

(Seal)

SHANON STOTTLEMYER
Notary Public
Frederick County
Maryland
My Commission Expires Aug 3, 2014