Davidson County DEEDWARRSP
Recvd: 08/06/12 13:16 4 pgs
Fees:23.00 Taxes:224.59
20120806-0069783

CE1206-TN-388469

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,699.00

Diego Gonzalez Affiant Vice President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF July 2012

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Marlene Saunders
My Commission EE 132687
Expires 09/22/2013

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gary Pickens 3225, Pugh Rd Hermitage, TN 37076	Gary Pickens 3225 Pugh Rd Hermitage, TN 37076	15003019900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, **The Bank of New York Mellon, as Successor to JPMorgan Chase Bank, N.A., as Trustee First Franklin Mortgage Loan Trust 2005-FF1,** (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Gary Pickens, A married person, taking as separate property,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Gary Pickens, A married person, taking as separate property,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **The Bank of New York Mellon, as Successor to JPMorgan Chase Bank, N.A., as Trustee First Franklin Mortgage Loan Trust 2005-FF1,** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Gary Pickens, A married person, taking as separate property**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **The Bank of New York Mellon, as Successor to JPMorgan Chase Bank, N.A., as Trustee First Franklin Mortgage Loan Trust 2005-FF1,** has executed this deed this the 2 day of July, 2012.

THE BANK OF NEW YORK MELLON, AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FF1

By: SAXON MORTGAGE SERVICES, INC., as its Attorney In Fact Diego Gonzalez **Vice President**

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Diego Gonzalez, with whom I am ~~personally~~ acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of **SAXON MORTGAGE SERVICES, INC.**, as attorney in fact of said **THE BANK OF NEW YORK MELLON, AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FF1**, the within named bargainor, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page_____, or Instrument Number 20111222-0100084,of record in Register's Office for County, State of Tennessee. **20120806-0069782**

Witness my hand and Notarial Seal this 2 day of July, 2012.

Notary Public

My Commission expires:

Notary Public State of Florida
Marlene Saunders
My Commission EE 132687
Expires 09/22/2015

RETURN TO:

Premium Title Services, Inc.
2002 Summit Blvd. Ste 600, Atlanta, GA 30319

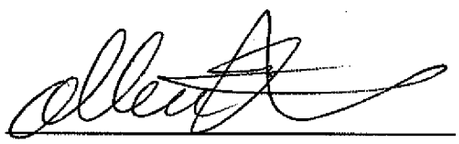
EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 14 ON THE PLAN OF HARBOR LANDING SUBDIVISION, SECTION 2, OF RECORD IN BOOK 6250, PAGE 352, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being Property Conveyed by Successor Trustee's Deed from Weissman, Nowack, Curry and Wilco, PC, Successor Trustee to The Bank of New York Mellon, as Successor to JPMorgan Chase Bank, N.A., as Trustee First Franklin Mortgage Loan Trust 2005-FF1, recorded December 22, 2011, in Instrument No. 20111222-0100084, Davidson County, Tennessee.

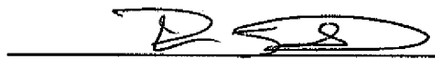
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



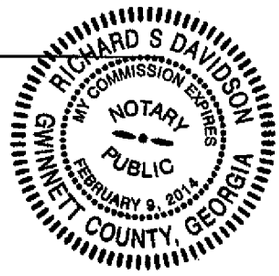
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature



MY COMMISSION EXPIRES: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.