State of Tennessee |
County of Davidson |

Davidson County DEEDWARRSP
Recvd: 11/01/12 14:16 3 pgs
Fees:18.00 Taxes:592.00
20121101-0100616

When recorded, please return to:
NREIS
Attn: Default REO
100 Beecham Drive
Pittsburgh, PA 15205

Address New Owner:
Brandon Black &
Jennifer Black
5318 Tidwell Hollow Road
Nashville, TN 37218

Send Tax Bill To:
Same

This instrument was prepared by:
Laurie J. Hadwyn-Janes, (423)618-6140
P.O. Box 21060
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-FA8, 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 **Brandon Black and Jennifer Black**, husband and wife, hereinafter called the "GRANTEE(S)",

WITNESSETH:

NOW FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00), 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) has bargained and sold, and by these presents, does transfer and convey unto GRANTEE(S), and all their heirs and assigns, all Grantor's 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 the 13th Civil District of Davidson County, Tennessee, being 7.38 acres, more or less, and shown as Tract No. 18 on a survey unrecorded made by Southern Land Surveying Co., Inc., dated December 2, 1967, and described as follows:

Beginning at a point on the southeasterly margin of Tidwell Hollow Road at a point being North 49 degrees 29 minutes East 400.6 feet from the northwest corner of the property conveyed to Wilburn Earl Harrison and wife, of record in Book 4198, page 674, Register's Office for said County; thence South 40 degrees 31 minutes East 1,642.52 feet; thence North 27 degrees 27 minutes East 216.62 feet; thence North 40 degrees 31 minutes West 1,561.26 feet to the southeasterly margin of Tidwell Hollow Road; thence with the same, South 49 degrees 29 minutes West 200.8 feet to the beginning.

Subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

Being the same property previously conveyed from Nicole Elliott and David S. Humphrey, Grantors, by Corrected Trustee's Deed, with Shellie Wallace as Successor Trustee and Matthew Smith as Co-Trustee, by instrument of record recorded on April 18, 2012, as Instrument Number 20120418-0033019, 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-FA8, 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, said deed dated June 28, 2012, and recorded on July 2, 2012, as Instrument Number 20120702-0057506, all with the Register's Office for Davidson County, State of Tennessee.

Also being the same property conveyed from Cathy D. Sewell to Nicole Elliott and David S. Humphrey by deed recorded on September 1, 2005, as Instrument Number 20050901-0104846 with the Register's Office for Davidson County, State of Tennessee.

This is property commonly known as: 5318 Tidwell Hollow Road; Nashville, TN 37218
Tax Map/Parcel ID NO.: 07800004800

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), their 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 their heirs and assigns, against the lawful claims of all persons whomsoever.

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 12 day of September, 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-FA8, 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,

By: _____
Alisha Giambalvo

Title: Assistant Secretary

STATE OF Texas |
COUNTY OF Denton |

On this September 12, 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 assistant 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-FA8, 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.

Robin Hoskins
NOTARY PUBLIC – Robin Hoskins
My Commission Expires: 8/11/15
Denton County

ROBIN HOSKINS
Notary Public, State of Texas
My Commission Expires
August 11, 2015

(Notary Seal)

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 $160,000.00, 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 12 day of September, 2012.

Robin Hoskins
NOTARY PUBLIC – Robin Hoskins
My Commission Expires: 8/11/15
Denton County

ROBIN HOSKINS
Notary Public, State of Texas
My Commission Expires
August 11, 2015

(Notary Seal)

True Copy Certification

I, Jennifer Lander, 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.

Jennifer Lander
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Virginia M. Noble* a notary public for this county and state, Jennifer Lander who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Virginia M Noble
Notary's Signature

*Virginia M. Noble

My Commission Expires: 6/19/15
Notary' Seal (if on paper)



NOTARIAL SEAL
VIRGINIA M NOBLE
Notary Public
KENNEDY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 19, 2015