BILL GARRETT, Davidson County
Trans:T20120097691 DEEDWARRSP
Recvd: 12/21/12 09:44 2 pgs
Fees:13.00 Taxes:159.10
20121221-0117747

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7002-594

STATE OF Tennessee)
COUNTY OF Williamson)
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 $43,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

HEATHER L. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Grantee or Agent of Grantee

Subscribed and sworn to before me this 13th day of December, 2012.

Notary Public
My Commission Expires: 9/27/2015
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Anthony E. Lauderdale Sr 1606 Knowles Street Nashville, TN 37072	Franklin American Mortgage Corp 501 Corporate Centre Dr, Ste 400 Franklin, TN 37067	081 15 0 337.00

SPECIAL WARRANTY DEED
(Corporation)

US Bank National Association, as successor Trustee to Bank of America, National Association, (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Loan Trust 2006-12XS, 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 at Instrument #20080313-0025279, 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 Anthony E. Lauderdale Sr., a married man Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Underwoods Addition to North Nashville, as of record in Plat Book 21, Page 117, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to U.S. Bank National Association, as Successor Trustee to Bank of America, National Association, (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Loan Trust 2006-12XS by Trustee's Deed filed April 18, 2012 and filed as Instrument No. 20120418-0032942 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1606 Knowles Street, Nashville, TN 37208

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 his 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 15 **day of** November 2012.

US Bank National Association, as successor Trustee to Bank of America, National Association, (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Loan Trust 2006-12XS, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

BY: _____
Jennifer Lynn Presley
Vice President Loan Documentation

ITS: _____

Certificate of Acknowledgment

State of _____
Maryland
Frederick
County of _____ **)ss.**

Personally appeared before me, the undersigned Notary Public, Jennifer Lynn Presley **, 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 15 **day of** November 2012.

_____
Notary Public

My commission expires: 4/11/13

_____
(Seal)

GRETCHEN N. GILMAN
Notary Public
Washington County
Maryland
My Commission Expires Apr 11, 2013