Records last

Return to:

Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117

Prepared By and Return to:
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117
Our File No.: 12-043981

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS: 142040A09800CO
(Name) Blemker Family Living Trust, Nita L. Blemker, Trustee, under date of 08/22/2012	(Name) Blemker Family Living Trust, Nita L. Blemker, Trustee, under date of 08/22/2012	
(Address) 214 Old Hickory Boulevard #98,	(Address) 214 Old Hickory Boulevard #98,	
(City) (State) (Zip) Nashville, TN 37221	(City) (State) (Zip) Nashville, TN 37221	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2004-FF7, ("Grantor"), in favor of Blemker Family Living Trust, Nita L. Blemker, Trustee, under date of 08/22/2012 , ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B".

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 19 day of February, 2013.

Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2004-FF7

By: JPMorgan Chase Bank, National Association, as attorney in fact

By: Melonye H. Nadeau

Name: Melonye H. Nadeau

Title: Vice President

BILL GARRETT, Davidson County
Trans:T20130016579 DEEDWARRSP
Recvd: 02/28/13 10:34 5 pgs
Fees:28.00 Taxes:185.00
20130228-0019944

2.19.13

DBI/67069091.2

mr

State of _____

County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____, who acknowledged to me that she/he is _____ of JPMorgan Chase Bank, National Association, as attorney-in-fact for Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2004-FF7, and that in its capacity as attorney-in-fact for Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2004-FF7, she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JP Morgan Chase Bank, National Association, as attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, 20____.

_____
Notary Public
My Commission Expires: _____

See Attached
Notary Acknowledgement

State of TN
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Vannie Hale
Affiant

Subscribed and sworn to before me this 2/25/2013.

Robert Schneider
Notary Public

My Commission Expires: 2

ROBERT SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Property Address: 214 Old Hickory Boulevard #98, Nashville, TN 37221

DBI/67069091.2

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this February 19, 2013, by Melonye H. Nadeau, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for *Wells Fargo Bank, N. A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2004-FF7*, on behalf of the corporation. He/she is personally known to me.

X _____
Notary Public

(seal)

Printed Name: Jill Kelsey

JILL KELSEY
Notary Public - State of Florida
My Comm. Expires Dec 22, 2016
Commission # EE 831327
Bonded Through National Notary Assn.

JILL KELSEY
Notary Public - State of Florida
My Comm. Expires Dec 22, 2016
Commission # EE 831327
Bonded Through National Notary Assn.

EXHIBIT "A"

Being Unit Number 98 on a Horizontal Property Regime located on the Plat of Belle Forest, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Leon Tomerlin by Warranty Deed recorded June 15, 2004, as Instrument No. 20040615-0070462, Register's Office for Davidson County, Tennessee.

Commonly known as: 214 Old Hickory Boulevard #98, Nashville, Tennessee 37221.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20040615-0070463 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121206-0112417, in said Register's Office.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.