Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Map/Parcel 025120-081.00

New Owners Address:
William G. & Peggy J. Hudgins
508 Jackson Road
Goodlettsville, TN 37072
Send Tax Bills to Same Address

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of April, 2012 between

117 Connor Dr Trust UDT 2/13/2013, Equus Capital as Trustee
Party of the first part and

William G. Hudgins and wife, Peggy J. Hudgins
Party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party in fee simple, the following described real estate situated in Davidson County, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being all of Lot No. 21 B, on the plan of Ranchwood Estates, Section Two, of record in Book 3600, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to 117 Connor Dr Trust UDT 2/13/2013, Equus Capital as Trustee by Special Warranty Deed dated 2/25/13 from Deutsche Bank National Trust Company, as Trustee for the Holders of the First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Passthrough Certificates, Series 2006-FF9 of record in Instrument Number 20130411-0035810 Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

117 Connor Dr Trust UDT 2/13/2013,
Equus Capital as Trustee

BY: _____
Erwin Pineda

TITLE: Vice President

BILL GARRETT, Davidson County
Trans:T20130035491 DEEDWARRSP
Recvd: 04/30/13 11:30 2 pgs
Fees:13.00 Taxes:318.20
20130430-0042993

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Erwin Pineda with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Equus Capital, a corporation, the within named bargainor and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and official seal at office in West Covina, California on this the 24TH day of April, 2013.

Notary Public

My Commission Expires: MAY 2, 2014

JACQUELINE CERVAR
Commission # 1888072
Notary Public - California
Los Angeles County
My Comm. Expires May 2, 2014

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 **$86,000.00.** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY