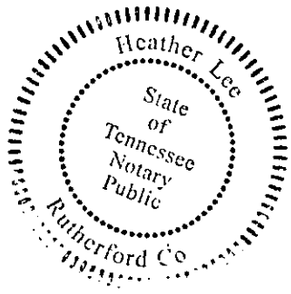
# SPECIAL WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Bryan A. Roman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2013.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-20-13
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

12001745

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bryan A. Roman | Regions Bank | |
| (NAME) 1729 Southwind Drive | (NAME) 2050 Office Parkway Circle | 135 01 0 095.00 |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) Birmingham, AL 35244 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wells Fargo Bank, National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan A. Roman, an unmarried person** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being all of Lot No. 69A on the plan of Resubdivision of Lot 69, Town Park Estates of record in Instrument Number 20020709-0082541 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being all of the same property conveyed to Wells Fargo Bank, National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 by Substitute Trustee's Deed dated September 27, 2012 from Rubin Lublin TN, PLLC, Substitute Trustee, of record in Instrument Number 20121008-0091840, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

PROPERTY ADDRESS: 1729 Southwind Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said GRANTOR, but not otherwise. 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.

BILL GARRETT, Davidson County
Trans:T20130040326 DEEDWARRSP
Recvd: 05/15/13 09:00 2 pgs
Fees:13.00 Taxes:314.50
20130515-0048723

Witness our hands this 18TH day of April, 2013.

Wells Fargo Bank, National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15, By Select Portfolio Servicing, Inc., Attorney-In-Fact

4-18-13

PATRICK PITTMAN, DOC. CONTROL OFFICER

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICK PITTMAN, DOC. CONTROL OFFICER the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the DOC. CONTROL OFFICER respectively of Select Portfolio Servicing, Inc., Attorney-In-Fact for Wells Fargo Bank, National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15, the within named bargainor, a corporation, and that he/she as such DOC. CONTROL OFFICER of Select Portfolio Servicing, Inc., Attoreny-In-Fact, authorized so to do, executed the foregoing instrument for the purposes therein contained. Said Attorney-In-Fact being of record in Instrument Number 20120717-0062770, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Salt Lake City, Utah this 18TH day of April, 2013.

Commission expires: 4-15-16

Julee Metters Notary Public

JULEE METTERS
Notary Public State of Utah
My Commission Expires on:
April 15, 2016
Comm. Number: 654489

**RETURN TO:**

Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167