FILE NO.: «CLIENT_CLIENT_ID».«CUST_MASTER_PUBLISHER_ACCT_ID»\a
LOAN NO.: «CUST_MASTER_LOAN_NO»\«CUST_MASTER_LOAN_TYPE_ID»

BILL GARRETT, Davidson County
Trans:T20130089204 DEEDWARRSP
Recvd: 10/16/13 14:09 3 pgs
Fees:18.00 Taxes:314.50
20131016-0108135

THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 9TH day of September, 2013, by and between **Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13** as party of the first part, located at 7105 Corporate Drive., Plano, TX 75024 and, **Xiao Qing Lu and Jianxin Zhao,** party of the second part located at 107 Settlers Way, Hendersonville, TN 37207.

WITNESSETH: That for and in consideration of $85,000.00 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 of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 375 on the Plan of Section 3, Haynes Manor, of record in Book 4175, Page 11, Register's Office for Davidson County, Tennessee. Said Lot No. 375 fronts 74.00 feet on the southerly margin of Augusta Drive and extends back 117.1 feet passing a witness line at 87.1 feet on the easterly line and 119.3 feet passing a witness line at 89.1 feet on the westerly line to a dead line in the rear, measuring 93.09 feet thereon.

Property: 3832 Augusta Dr Nashville TN 37207
Parcel ID No.: 05910015300

The Last recorded Deed was filed of record at Instrument No. 20130514-0048289 in the Register's Office of Davidson County, TN.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record any additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

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LOAN NO.: «CUST_MASTER_LOAN_NO»\«CUST_MASTER_LOAN_TYPE_ID»

IN WITNESS WHEREOF, THE undersigned **Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006- FF13** has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13 ***

By: Bank of America, N.A., successor by merger to
BAC Home Loans Servicing, LP, as Attorney in fact

BY: _____
CHRISTINE GONZALEZ
TITLE: AVP

STATE OF TEXAS
COUNTY OF COLLIN
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared CHRISTINE GONZALEZ, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the AVP of BANK OF AMERICA, NA, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.
WITNESS my hand and Notarial Seal at office this 9TH day of SEPTEMBER,

_____
Notary Public, NUBIA M. ESCOBAR, AVP
My Commission Expires: 05-10-16

NUBIA M ESCOBAR
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-10-16

***Executed pursuant to the POA recorded as Instrument #13050094, Shelby County, Tennessee Register of Deeds.

FILE NO.: «CLIENT_CLIENT_ID»«CUST_MASTER_PUBLISHER_ACCT_ID»\a
LOAN NO.: «CUST_MASTER_LOAN_NO»\«CUST_MASTER_LOAN_TYPE_ID»

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Property: 3832 Augusta Dr Nashville TN 37207
Parcel ID No.: 05910015300
File Number: REO2013051605TN1

Mail Tax Notices To and Property Owner:
Xiao Qing Lu and Jianxin Zhao , 107 Settler's Way, Hendersonville, TN 37207.
I, or we, 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 $85,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant CHRISTINE GONZALEZ, AVP

Subscribed and sworn to before me this SEPTEMBER 9, 2013 BY CHRISTINE GONZALEZ, AVP

Notary Public , NUBIA M ESCOBAR

NUBIA M ESCOBAR
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-10-16

My Commission Expires: 05-10-16