This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569. Commitment Number: 3279631

Davidson County DEEDWARRSP
Recvd: 05/20/15 10:38 5 pgs
Fees:28.00 Taxes:617.90
20150520-0046483

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEILA JEAN RALPH and ERIC WILLIAM SCOTT	**LEILA JEAN RALPH and ERIC WILLIAM SCOTT**	**033 04 0 043.00**
519 ALTA LOMA RD.,	**519 ALTA LOMA RD.,**	
GOODLETTSVILLE, TN 37072	**GOODLETTSVILLE, TN 37072**	

FOR AND IN CONSIDERATION of **$167,000.00 (One Hundred Sixty Seven Thousand Dollars and Zero Cents)**, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF11, Mortgage Pass-Through Certificates, Series 2006-FF11** have this day bargained and sold, and do hereby transfer and convey unto the said **LEILA JEAN RALPH,** a single person **and ERIC WILLIAM SCOTT,** a single person, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: PROPERTY LOCATED IN THE CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE MAP OF GOODLETTSVILLE HEIGHTS, SECTION IV OF RECORD IN BOOK 2133, PAGE 43 AND 44, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF ALTA LOMA ROAD, SAID POINT BEING THE COMMON FRONT CORNER OF LOTS NOS. 28 AND 29; THENCE WITH THE NORTH LINE OF LOT NO. 29 WESTWARDLY 325 FEET TO A POINT, SAID POINT BEING THE COMMON REAR CORNERS OF LOTS NOS. 28 AND

29; THENCE NORTHWARDLY 16.7 FEET TO A POINT; THENCE WESTWARDLY 26 FEET TO A POINT; THENCE NORTHWARDLY 107 FEET TO A POINT, SAID POINT BEING THE COMMON REAR CORNER OF LOTS NOS. 27 AND 28; THENCE WITH THE SOUTH LINE OF LOT NO. 27 EASTWARDLY 350 FEET TO A POINT IN THE WESTERLY MARGIN OF ALTA LOMA ROAD, SAID POINT BEING THE COMMON FRONT CORNER OF LOTS NOS. 27 AND 28; THENCE WITH SAID WESTERLY MARGIN OF ALTA LOMA ROAD SOUTHWARDLY 117.8 FEET TO THE POINT OF BEGINNING.

Property known as: **519 ALTA LOMA RD., GOODLETTSVILLE, TN 37072.**

Being the same property conveyed to **Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF11, Mortgage Pass-Through Certificates, Series 2006-FF11** by **Trustee's Deed** recorded on **06/26/2014** at **20140626-0055773**, in the Register's Office of **DAVIDSON** County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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 our hand this **April 6, 2015** the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF11, Mortgage Pass-Through Certificates, Series 2006-FF11, by Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact

Aaron Reyes
VP Loan Documentation

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On April 6, 2015 before me, Flor Gonzalez, Notary Public,
personally appeared Aaron Reyes,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CSP1 FLOR GONZALEZ COMM. #2032044 NOTARY PUBLIC CALIFORNIA SAN BERNARDINO COUNTY My Commission Expires 07/01/2017 CSP1

220-TN-V3

(To be completed by the Grantee)

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is (Select **$167,000.00** or **$0.00** whichever is greater).

Affiant Leila Jean Ralph

Leila Jean Ralph

Eric William Scott

State of ~~XXXXXXX~~Tennessee
County of Davidson)

On 22 April, 2015 before me, (~~here insert name and title of the officer~~) Barbara Collins,
personally appeared Leila Jean Ralph and Eric William Scott,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~XXXXXXX~~ Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Barbara Collins

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

(Seal)

True Copy Certification

I, Dana L. Baxendell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES