

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Loan Thanh Huynh

SPECIAL WARRANTY DEED

STATE OF Texas

KNOW ALL MEN BY THESE PRESENTS,

Collin COUNTY

That in consideration of Seven hundred thirty-five thousand and 00/100 Dollars (\$735,000.00) to the undersigned Grantor, JP Morgan Chase Bank, as Trustee on behalf of First Franklin Mortgage Loan Trust 2004-FF10 Asset-Backed Certificates, Series 2004-FF10, a corporation, by Countrywide Home Loans, Inc., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Loan Thanh Huynh, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Survey of Greystone, 8th Sector, as recorded in Map Book 20, Page 93 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Restrictive covenant as recorded in Book 12 Page 852.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 138, Page 595 and Deed Book 138, Page 196
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20070202000051210, in the Probate Office of Shelby County, Alabama.

\$ 588,000⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.


Shelby County, AL 05/15/2007
State of Alabama

Deed Tax: \$147.00

U. Romeo

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17th day of April, 2007.

JP Morgan Chase Bank, as Trustee on behalf of First
Franklin Mortgage Loan Trust 2004-FF10 Asset-Backed
Certificates, Series 2004-FF10
By, Countrywide Home Loans, Inc.

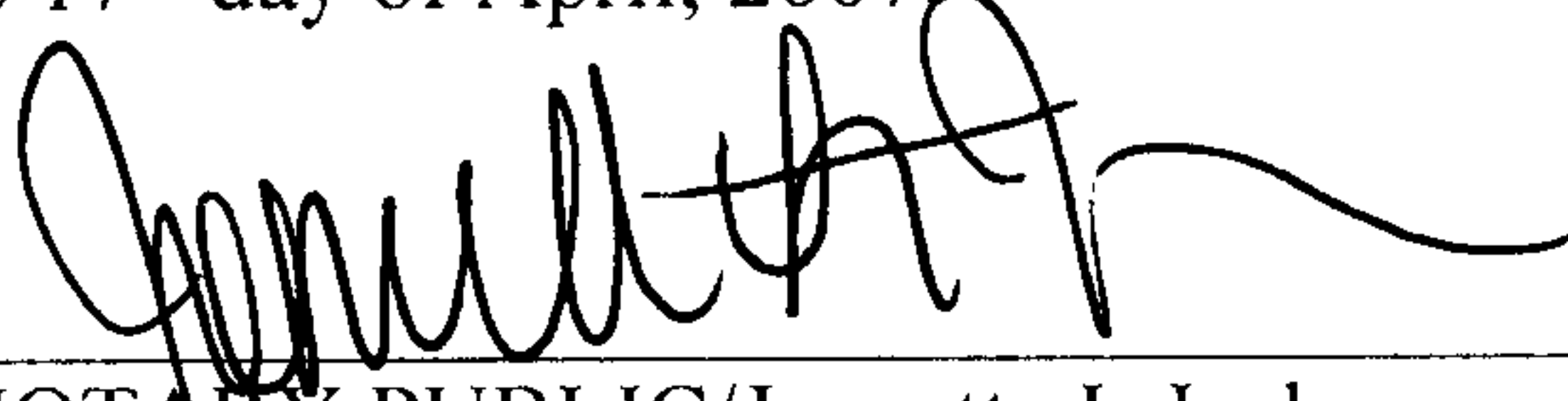
by, 
Its Mary Lepine, Assistant Secretary
As Attorney in Fact

STATE OF Texas

COUNTY OF Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Lepine, whose name as Assistant Secretary of Countrywide Home Loans, Inc., as Attorney in Fact for JP Morgan Chase Bank, as Trustee on behalf of First Franklin Mortgage Loan Trust 2004-FF10 Asset-Backed Certificates, Series 2004-FF10, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 17th day of April, 2007


NOTARY PUBLIC/Jeanetta L Jackson
My Commission expires: 11/27/2010
AFFIX SEAL

2006-002367

