Davidson County DEEDWARR
Recvd: 06/21/04 10:55 3pgs
Fees:18.00 Taxes:148.00
20040621-0073100

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

Map 83-1, Parcel 127

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Aurora Loan Services, Inc.,** does hereby bargain, sell, transfer and convey unto **Van Christian**, his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the westerly 10 feet of Lot Number 30 and the easterly 45 feet of Lot Number 32 on the Plan of W. H. Hyronemus Addition, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said property fronts together 55 feet on the northerly margin of Granada Avenue, formerly Bailey Avenue, and extends back between parallel lines 168 feet to an alley.

BEING the same property conveyed to Aurora Loan Services, Inc. by Special Warranty Deed from Federal National Mortgage Association filed at Instrument No. 20040621-0073098 **said Register's Office.**

Property address: 929 Granada Avenue, Nashville, TN 37208

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Van Christian, his heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

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IN WITNESS WHEREOF, the same Grantor has executed this deed this 14th day of April, 2004.

AURORA LOAN SERVICES, INC.

By: Matrix Asset Management
Attorney in Fact

By: Jan Margowski

Its: Assistant Secretary

STATE OF COLORADO
COUNTY OF Denver

Before me, the undersigned, of the State and County aforesaid, personally appeared Jan Margowski, of Matrix Asset Management, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Assistant Secretary of Matrix Asset Management, as Attorney in Fact for AURORA LOAN SERVICES, INC., the within named bargainor, a corporation, and that he/she as such Assistant Secretary of Matrix Asset Management, executed the same as the free act and deed of said Aurora Loan Services, Inc.

Witness my hand and official seal this 14th day of April, 2004.

Angie Nicholson
Notary Public

My Commission Expires: 10-4-06

ANGIE NICHOLSON
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 10/04/2006

****

NAME NEW OWNER(S)

VAN Christian
9463 Chesapeake
Brentwood, TN 37027

SEND TAX BILLS TO:

— Owner —

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Jan Margoshi
Affiant

Subscribed and sworn to before me this 14th day of April, 2004.

Angie Nicholson
Notary Public

My Commission Expires: 10.4.06

ANGIE NICHOLSON
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/04/2006