Return To:
Jack Case Wilson
Title Associates
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Brentwood, TN 37027

F. 25713

Davidson County DEEDWARR
Recvd: 03/08/05 15:43 4 pg
Fees:23.00 Taxes:360.75

20050308-0025794

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 7TH day of FEBRUARY, 2005 by and between **Aurora Loan Services, Inc.**, party of the first part, and LUIS MOLINA, and wife, Maria Molina party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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 described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot Number 45 on The Plan of Meadows Bend, Section I, as shown on plat of record in Plat Book 5200, Page 600, in the Register's Office of **Davidson** County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to grantor herein by Substitute Trustee's Deed of record in Instrument No. 20041019-0125448, in the Register's Office of **Davidson** County, Tennessee.

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, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part 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; that the same is unencumbered, except for Subdivision Restrictions, Building Lines and Easements of record, including in Plat Book 5200, Page 600 and restrictive Covenants of record in Book 6180, Page 250 as amended in Book 6180, Page 252, in the Register's Office of **Davidson** County, Tennessee; year 2005 property taxes not yet due and payable; and matters that would be revealed by a current survey;

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 party of the first part, 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 to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Aurora Loan Services, Inc.
By: Fidelity National Asset Management Solutions, Its Attorney-in-Fact

By: _____
Printed Name:
Title: Aviva J. Bush, Vice President

** For authorization to execute this instrument, see attached Power of Attorney.

STATE OF COLORADO
COUNTY OF JEFFERSON

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared **Aviva J. Bush, Vice President**, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the V.P. of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **Aurora Loan Services, Inc.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Aurora Loan Services, Inc.**.

WITNESS my hand, at office, this 7 day of February, 2005.

Notary Public

Commission Expiration: 9-22-08

DIANNE B DORRANCE
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF13216

PROPERTY ADDRESS:
1181 Sioux Terrace
Madison, TN 37115

PARCEL ID NUMBER: 52-8-0-133

PROPERTY OWNER:
Luis Molina
1302 Argle Avenue
Madison, TN 37115
MAIL TAX BILLS TO:
Countrywide Home Loans
3011 Armory Drive Suite 120
Nashville, TN 37204

STATE OF Tennessee
COUNTY OF Williamson

I, OR WE, HEREBY 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 $ 97,520.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Patricia Green
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 25th DAY OF February, 2005.

Elaine Eversmeyer
NOTARY PUBLIC

COMMISSION EXPIRATION: 1-22-09

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

This deed is prepared with information provided by Chicago Title Ins. Co.
F:\USERS\CHRIS\Aurora Docs\SWD.Sioux Terr.DavidsonCo.wpd

Limited Power of Attorney

KNOWN ALL PEOPLE BY THESE PRESENTS: that, Aurora Loan Services Inc., a Delaware corporation, with its principal place of business at 601 Fifth Avenue, Scottsbluff, NE 69361, acting herein through its duly-authorized officer, does hereby make and appoint Fidelity National Asset Management Solutions, Inc., a Colorado corporation, with its principal place of business at 10385 Westmoor Dr. #100, Westminster, CO 80021, to be its true and lawful attorney in fact. This limited and special power of attorney granted hereby shall be limited to the matters described below:

To execute and deliver, in the name of Aurora Loan Services, Inc., as its agent and attorney in fact, any listing agreements, purchase agreements, instruments of sale, deeds, transfer, conveyance or other documents necessary to effectuate its responsibilities and obligations pursuant to the Property Management and Marketing Agreement executed by and between Aurora Loan Services Inc. and Fidelity National Asset Management Solutions, Inc. on August [14__], 2003.

IN WITNESS WHEREOF, the undersigned has executed this Limited Power of Attorney this 17th day of September, 200[4_].

WITNESSES:

Printed Name: John P. Will

Printed Name: Doug Von Stein

AURORA LOAN SERVICES INC.

Printed Name: Marc Burridge
Title: Vice President

STATE OF COLORADO

BE IT KNOWN, that on the 17th day of September, 200[4_], personally came and appeared Marc Burridge, acting in his/her official capacity as Vice President of Aurora Loan Services, Inc., and who was to me personally known, and known to me to be the same person described in, and who executed, the within power of attorney, and he/she acknowledges the within power of attorney to be an official corporate act authorized by said Richard T. Martin, to be its act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed by seal of office the day and year last above written.

Notary Public

CATHY MILACHEK
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 08/26/2008

Prepared By:
~~AFTER RECORDING RETURN ORIGINAL TO:~~
Fidelity National Asset Management Solutions
10385 Westmoor Drive, Suite 100
Westminster, CO 80021

After Recording Return To:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
ATTORNEY AT LAW
5489 Quail Hollow, Suite 100
Memphis, TN 38120

Return To:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
F-2513

AFFIDAVIT BY ATTORNEY IN FACT

STATE OF COLORADO §
COUNTY OF JEFFERSON §

The undersigned as Vice President of Fidelity National Asset Management Solutions, being duly sworn on oath says:

Affiant is a Vice President of the Attorney-in-Fact named in that certain Special Power of Attorney attached, a corporation organized and existing in the State of Colorado to Fidelity National Asset Management Solutions, having a principal office at 10385 Westmoor Drive, Suite 100, Westminster, Colorado 80021

Said Power of Attorney attached hereto and made a part hereof for all purposes and being hereby deemed to be a true and accurate copy of the original or is an original Power of Attorney.

1. Affiant does not have actual knowledge and has not received actual notice of the revocation or termination of the Power of Attorney by Grantor's, or notice of any facts indicating the same.

FIDELITY NATIONAL ASSET
MANAGEMENT SOLUTIONS

Aviva J. Bush, Vice President

STATE OF COLORADO §
COUNTY OF JEFFERSON §

Subscribed and sworn to before me this the 7 day of FEBRUARY, 2005, appeared Aviva J. Bush, Vice President of Fidelity National Asset Management Solutions.

Notary Public, State of Colorado

DIANNE B DORRANCE
Notary Public
State of Colorado
9-25-08