Davidson County DEEDWARR
Recvd: 03/10/06 13:01 3 pgs
Fees:18.00 Taxes:336.33

20060310-0028126

Return to:
Cumberland Title Company
13018 Lebanon Road, Ste 100
Mt. Juliet, TN 37122

Special Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel

DAVID L. CARTER
2642 Woodberry Dr
Nash, TN 37214

Option One Mortgage Corp
PO Box 949
Orange, CA 92856

96-05; 73.00

**********FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

AURORA LOAN SERVICES, LLC

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID L.CARTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LEGAL DESCRIPTION ATTACHED EXHIBIT "A"

This conveyance is subject to all restrictions and easements of record.

BEING THE SAME PROPERTY CONVEYED TO GRANTORS HEREIN BY SUBSTITUTE TRUSTEE'S DEED OF RECORD AT INSTRUMENT NO. 20051229-0155966 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 2642 WOODBERRY DR; NASHVILLE, TN 37214

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. Wherever 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 HANDS THIS 21st DAY OF February, 2006.

AURORA LOAN SERVICES, LLC

BY: _____
Marc Burridge

STATE OF Colorado
COUNTY OF Douglas

PERSONALY APPEARED BEFORE ME, Marc Burridge, IN HIS/HER CAPACITY AS Vice President OF AURORA LOAN SERVICES, LLC WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE Vice President OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 21st DAY OF February 2006.

BRENDA JULIAN
NOTARY PUBLIC
STATE OF COLORADO
MY COMM. EXP. 3-10-09

Brenda Julian
Notary Public

MY COMMISSION EXPIRES: _____
(Affix Notary Seal)

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,900.00

Tammy Duncan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON 2/28/06.

Jessica Talbott
Notary Public

MY COMMISSION EXPIRES:

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

Deed Prepared By:
Morris | Hardwick | Schneider, LLC
2401 Lake Park Drive, Suite 150
Smyrna, GA 30080

File No.: 260200828

EXHIBIT A

Being Lot No. 124 on the Plan of WOODBERRY PARK, as of record in Plat Book 2133, Page 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Source: 20051229-0155966