Record 2nd

This Instrument Prepared By: + Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-060600585A

Davidson County DEEDWARR
Recvd: 08/25/06 10:29 4 pgs
Fees:23.00 Taxes:369.63
20060825-0105126

AURORA LOAN SERVICES INC. CORPORATE SEAL 1997 DELAWARE

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Randall McCoy	Randall McCoy	148-02 66.00
(Name)	(Name)	
316 Lallemand Ct.	smae	
(Address)	(Address)	
Nashville, TN 37211	same	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Aurora Loan Services, LLC, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Randall McCoy, the Grantees herein, their successors, heirs and assigns, that certain unimproved real estate located at 316 Lallemand Court, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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 in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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 Grantor, by no others.

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 as of the 6-15-2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Aurora Loan Services, LLC

By: Mary Abarca
Its: Mary Abarca, Vice President

State of Colorado
County of Douglas

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Mary Abarca of Aurora Loan Services, LLC, a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in Colorado, this June 15, 2006

Notary Public
My Commission Expires: _____

RENAE CANO
NOTARY PUBLIC
STATE OF COLORADO
MY COMM. EXP. 10-25-09

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $99,900.00.

April S. Miller
Affiant

Subscribed and sworn to before me this 6-28-2006.

Notary Public

My Commission Expires: _____



My Commission Expires June 200[illegible]

EXHIBIT "A"

Lot 18, LUNA HEIGHTS, SECTION 2, as shown on plat of record in Plat Book 2900, Page 85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.□□Being the same property conveyed by Trustee's Deed from Aaron L. Squyres, as Successor Trustee and Leslie Garrett, as Co-Trustee to Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Aurora Loan Services and Aurora Loan Services successors and assigns as recorded on the 3rd day of January, 2006 in Instrument No. 20060103-0000332; Warranty Deed from Gary Armstrong to Marty W. Titus as recorded on the 1st day of April, 2005 in Instrument No. 20050401-0035820 and Warranty Deed from Judy P. Rucker to Gary Armstrong as recorded on the 10th day of January, 2005 in Instrument No. 20050110-0003553, in the Register's Office of Davidson County, Tennessee.

Source of Title 20060825-0105125

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.