Record 1st

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-060600577A

Davidson County DEEDWARR
Recvd: 10/17/06 09:07 4 pgs
Fees:23.00 Taxes:508.75
20061017-0128520

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
William Gary Heflin	JPMorgan CHase Bank	135-1-58.00
(Name)	William Gary Heflin (Name)	
1704 D'Ville Drive	1500 N.19th St, 6th Floor	
(Address)	1704 D'Ville Drive (Address)	
Nashville, TN 37217	Monroe, Louisiana 71201 Nashville, TN 37217	
(City) (State) (Zip)	(City) (State) (Zip)	
	Attn: Doc Control	

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, Grantor, has this day bargained and sold, and does hereby transfer and convey unto William Gary Heflin, the Grantees herein, their successors, heirs and assigns, that certain unimproved real estate located at 1704 D'Ville Drive, Nashville, TN, 37217, 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 10-12-06, 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

BY: Mary Abarca
Name: Mary Abarca
Its: 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 Vice President of Aurora Loan Services, 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 10-12-06.

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

Notary Public
My Commission Expires: 10-25-09

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $137,500.00

Tara L. Johnson
Affiant

Subscribed and sworn to before me this 10-12-06.

JACLYN C. KING
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 12-30-07

Jaclyn C. King
Notary Public
My Commission Expires: 12/30/07

EXHIBIT "A"

BEING LOT NO. 127 ON THE PLAN OF TOWN PARK ESTATES, OF RECORD IN BOOK 3300, PAGES 64 AND 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM EARLINE E. WILLIAMS AND LINDA A. WILLIAMS, BOTH UNMARRIED TO LINDA A.WILLIAMS, UNMARRIED AS RECORDED ON THE 2ND DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041202-0143757 AND WARRANTY DEED FROM KENNETH G. CARR AND WIFE, VALERIE C. CARR TO LINDA A. WILLIAMS AND EARLINE E. WILLIAMS AS RECORDED ON THE 31ST DAY OF DECEMBER, 1998 IN BOOK 11276, PAGE 458, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED RECORDED AT INSTRUMENT NUMBER 20060612-0069163, ON 06/12/06, AT 8:29 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY.

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.