Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 13 day of AUGUST, 2006, by and between **Homecomings Financial Network, Inc.,** hereinafter called Grantor, and **Elizabeth A. Buckhanon**, hereinafter called Grantee.

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached

Commonly Known as: 2305 14TH Avenue North Nashville, TN 37208

Subject to 2006 Davidson County Taxes hereby assumed by the Grantee.

Being all or part of the same property described in Substitute Trustee's Deed under Davidson County Register's Number 200602170019313.

Tax Parcel Number: **081-03-0-059.00**

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, 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 Grantor the day and year first above written.

Homecomings Financial Network, Inc.
By: Litton Loan Servicing, LLC, as attorney in fact

By: Stacey Bayley
Stacey Bayley
Vice President

Title: _____

Davidson County DEEDWARR
Recvd: 10/27/06 08:08 3 pgs
Fees:18.00 Taxes:381.10
20061027-0133195

STATE OF Texas
COUNTY OF HARRIS

Before me, a Notary Public in and for said State and County, personally appeared Stacey Bayley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Authorized Signatory of **Litton Loan Servicing, LLC ATTORNEY IN FACT FOR Homecomings Financial Network, Inc.** the within named bargainor, and that he/she as such officer, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **Homecomings Financial Network, Inc. by Litton Loan Servicing, LLC AS ATTORNEY IN FACT** by - self as such officer.

WITNESS my hand and Notarial Seal at office this 13 day of August, 2006.

-SEAL

ROSEMARIE SALAZAR
MY COMMISSION EXPIRES
JANUARY 24, 2010

Notary Public
My commission expires:

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~SHELBY~~ HARRIS

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $103,000.00 amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 13 day of August, 2006

My Commission Expires:

Notary Public

Owner's Mailing Address:
Same - Elizabeth A. Buckhanor
2305 14th Ave North
Nashville TN 37208

ROSEMARIE SALAZAR
MY COMMISSION EXPIRES
JANUARY 24, 2010

Property Address:
2305 14th Avenue North
Nashville, TN 37208

Person or entity responsible for
The payment of taxes:
Same as New Owner

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
Our File No. 06-0235JB

File No.: 60192

EXHIBIT A

LAND IN Davidson County, Tennessee, being Lot No. 1, Resubdivision of a portion of an unnumbered Lot (called Butterworh Lot) on Plat "H N Myers Plan Nashville" of record in Instrument No 20040428-0048002, 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 to Homecomings Financial Network, Inc. by deed from Brock & Scott, LLC, as Substitute Trustee, dated February 15, 2006, of record in Instrument No. 20060217-0019313, Register's Office for Davidson County, Tennessee.