Davidson County DEEDWARR
Recvd: 06/22/07 15:18 4 pgs
Fees:23.00 Taxes:190.55

20070622-0075047

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TN-070200059T

SPECIAL WARRANTY DEED

		MAP/PARCEL NUMBERS:
		029-00-0-043.00
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	
Craig S. Turner and Dovie L. Turner	Craig S. Turner and Dovie L. Turner	
(Name)	(Name)	
4318 Grayspoint	Same	
(Address)	(Address)	
Joelton TN 37080	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, Mortgage Electronic Registration Systems Inc., as nominee for Aurora Loan Services, LLC, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Craig S. Turner and Dovie L. Turner, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 4318 Grayspoint Drive, Joelton, TN, 37080, 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 6/12/07, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Mortgage Electronic Registration Systems Inc., as a nominee for Aurora Loan Services, LLC By: Aurora Loan Services, LLC, as its Attorney in Fact

BY: _____

ITS: VP

State of _____
County of _____

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 _____ (Title of person signing) of ALS _____ (Name of Company), 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 12th June, this 2007.

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

Notary Public
My Commission Expires: _____

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 51,500.00

Affiant

Subscribed and sworn to before me this 12th June, 2007

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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.

EXHIBIT A

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 140.5 FEET FROM A POINT IN THE CORNER OF RIDGE ROAD AND A LANE THAT RUNS BETWEEN THE PROPERTY OF JOHN ROTERRO, AND THE OLD BENNET PROPERTY; THENCE WEST 86 FEET TO A POINT; THENCE NORTH 198 FEET TO A POINT ON THE JIM PROCTOR LINE; THENCE EAST 88 FEET; THENCE SOUTH 247 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS NOMINEE FOR AURORA LOAN SERVICES, LLC AND AURORA LOAN SERVICES, LLC SUCCESSORS AND ASSIGNS BY TRUSTEES DEED FROM SHANNON DUNCAN, UNMARRIED AND MICHAEL RAETZEL, UNMARRIED RECORDED ON FEBRUARY 22, 2007 IN INSTRUMENT NO. 20070222-0021788, AND TO SHANNON DUNCAN, UNMARRIED AND MICHAEL RAETZEL, UNMARRIED BY WARRANTY DEED FROM NICHOLAS JAY HUMPHREY, UNMARRIED, RECORDED ON THE 29TH DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031229-0183067, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.