Return to: /Prepared.
ServiceLink LP
4000 Industrial Blvd
Aliquippa PA 15001
1362123

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 20 day of June, 2007, by and between **Residential Funding Company, LLC**, party of the first part, and **Daniel R. Newell and Ginny L. Newell**, party of the second part,

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 said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

Land in Davidson County, being more particularly described as follows: Being Lot No. 4 on the Plan of Oakcrest, Phase 1-B, of Record in Plat Book 6900, at Page 385, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed to party of the first party by Quit Claim Deed of record as Instrument No. *20070907010733 2 in the Register's Office of Davidson County, Tennessee.

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 said party of the second part, their heirs, successors and assigns in fee simple forever.

The Seller makes no representations or warranties, of any kind whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property. Buyer assumes all taxes owed and due for the current year and takes title subject to any all encumbrances, easements, liens, or exceptions filed in the Register's Office of Davidson County, Tennessee. This deed was prepared without the benefit of a title search.

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 in their proper gender and number according to the context hereof.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

Residential Funding Company, LLC

BY: Stacey Bayley
Title: Vice President

AUTHORIZED SIGNATURE

Davidson County DEEDWARR
Recvd: 09/07/07 07:34 2 pgs
Fees:13.00 Taxes:727.05

20070907-0107333

DLM
JT

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STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared Stacey Bayley Authorized Signatory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of the within named bargainor, a corporation, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such.

WITNESS my hand and seal at office this 20 day of June, 2007.

A Castillo
Notary Public: TX
My Commission expires: 4/9/08

ANAELIA CASTILLO
Notary Public, State of Texas
My Commission Expires
April 09, 2008

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(FOR RECORDING DATA ONLY)

Property Address: 100 Oak Hollow Hermitage, TN 37076 Grantor: Residential Funding Company, LLC Loan No.:**19058890** 4828 Loop Central Drive Houston, TX 77081 Grantee: Daniel R. Newell Ginny L. Newell 549 Springdale Blvd. Old Hickory, TN 37138 Tax/Parcel Numbers: 86.04-A-45 Mail tax bills to: Daniel R. Newell Ginny L. Newell 549 Springdale Blvd. Old Hickory, TN 37138	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $196,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Justin Trustee Affiant Subscribed and sworn to before me this the 4th day of August 2007. Lissette Anne Moree Notary Public My Commission Expires: COMMONWEALTH OF PENNSYLVANIA Notarial Seal Lissette Anne Moree, Notary Public Hopewell Twp., Beaver County My Commission Expires May 4, 2010 Member, Pennsylvania Association of Notaries