Davidson County DEEDWARR
Recvd: 09/17/07 14:55 3 pgs
Fees:18.00 Taxes:314.50
20070917-0111302

This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title, LLC	Keisha Marcano (New Owner)
2100 Southbridge Parkway, Suite 585	3725 WILLOW CREEK ROAD
Birmingham, AL 35209	NASHVILLE, TN 37207

File # 75006614
REO # 0031240138
Parcel #050020012.00
Address: 3725 WILLOW CREEK ROAD, NASHVILLE, TN 37207

After Recording Return to:
Sterling Title Services
2672 N. Mt. Juliet RD. Ste. 200
Mt Juliet, TN 37122

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Aurora Loan Services, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Keisha Marcano,** (herein referred to as "Grantee"), ~~his~~/her/~~their~~ heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 10th day of August, 2007.

AURORA LOAN SERVICES

By:
Its: **Aviva J. Bush, Vice President**

STATE OF CO)
COUNTY OF Jefferson)

Before me, the undersigned authority, Chad J. Geithman notary public of the State and County mentioned, personally appeared Aviva J. Bush, VP who, upon oath, acknowledged him/herself to be Vice President of Aurora Loan Services ~~Aviva J. Bush, Vice President~~, which is the attorney-in-fact for Aurora Loan Services, the within named bargainor, and that he/she as such Vice Pres., being authorized to do so, executed the foregoing instrument in behalf of Aurora Loan Services as the Vice Pres. of Aurora Loan Services, ~~which is the attorney-in-fact for Aurora Loan Services and declared that he/she in his/her capacity as of which is the attorney-in-fact for Aurora Loan Services~~

WITNESS my hand and seal at office this 10 day of August, 20 07.

NOTARY PUBLIC

CHAD J GEITHMAN
Notary Public
State of Colorado
3/2/11

State of Tennessee)
County of Wilson)

The actual consideration for this transfer is $ 85,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2007.

NOTARY PUBLIC

My Commission Expires:
3/20/10

EXHIBIT "A"

File # 07121-ST

Parcel/Tax ID # 050-02-0-012.00

Being Lot No. 12 on the plan of Section I Willow Creek, of record in Book 5200, Page 629, register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property PREVIOUSLY conveyed to Horace Dandridge, a married person from Barbara Polk Ray by deed dated July 15, 2005, of record in Instrument No. 20050719-0083689 in the records for Davidson County, TN.

Being the same property conveyed to Aurora Loan Services, LLC from Everett L. Anschutz as trustee by substitute trustee's deed dated June 28, 2007, being the highest and last bidder in the amount of $66,035.25, of record in Instrument No. 20070711-0082513 in the records for Davidson County, TN.