1st

Davidson County DEEDWARR
Recvd: 11/27/07 09:55 3 pgs
Fees:18.00 Taxes:222.00

20071127-0137494

New Owner

This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title, LLC	Stacy Sellers
2100 Southbridge Parkway, Suite 585	2540 2542 HIGHLAND TRACE
Birmingham, AL 35209	NASHVILLE, TN 37207

File # 75007178
REO # 0031233737
Parcel #059120022.00
Address: 2540 2542 HIGHLAND TRACE, NASHVILLE, TN 37207

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 **Stacy Sellers,** (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 16th day of October, 2007.

AURORA LOAN SERVICES

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

STATE OF CO)
COUNTY OF Jefferson)

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

WITNESS my hand and seal at office this 11 day of September, 20 07.

NOTARY PUBLIC

CHAD J GEITHMAN
Notary Public
State of Colorado

3/2/11

State of Tennessee)
County of Shelby)

The actual consideration for this transfer is $ 60,000.00.

Affiant

Subscribed and sworn to before me, this 16 day of October, 20 07.

NOTARY PUBLIC

My Commission Expires:

SHAUNA D. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06/15/2010

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 ON THE PLAN OF HIGHLAND TRACE SUBDIVISION, SECTION II, OF RECORD IN PLAT BOOK 5200, PAGE 616, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

The property hereinabove described was acquired by the Grantor by instrument recorded in Book _____ at ~~Page~~ _____ in the aforesaid County and State.
Instrument No 20070801-0091320
File # 75007178
REO # 0031233737
Parcel #059120022.00
Address: 2540 2542 HIGHLAND TRACE, NASHVILLE, TN 37207