Return to: JTC
21251-3

BOX 14-A

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1007-069

Davidson County DEEDWARR
Recvd: 03/31/08 08:36 3 pgs
Fees:18.00 Taxes:277.50

20080331-0031520

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th day of March, 2008, by Homesales, Inc. by its duly authorized attorney in fact National Default REO Services, LLC, d/b/a First American Asset Closing Services, Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to M & W Real Estate Solutions, LLC, Grantee, the following land in Davidson County, Tennessee:

Land lying in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 8, and part of Lot No. 9 of Block 20, on the Plan of Dabbs and Elliot Subdivision, as shown on the plat of record in Book 547, page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Said Lots Nos. 8 and part of Lot 9 adjoins and front together 60 feet on the northwesterly side of 30th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Homesales, Inc. by Trustee's Deed filed on November 5, 2007 as Instrument No. 20071108-0132186 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 403 30th Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto its successors and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Homesales, Inc. by its duly authorized attorney in fact National Default REO Services, LLC, d/b/a First American Asset Closing Services

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or Agent

POA Recorded instrument # 20070725-0088030

BY: _____

ITS: Vice President

Acknowledgment

State of CA

County of Orange **)ss.**

On this day before me, a Notary Public, personally appeared Dan Outland**, to me personally well-known, who acknowledged that he/she is the** VP **of** First American Asset Closing Services**, a corporation, as attorney-in-fact for Homesales, Inc. by its duly authorized attorney in fact National Default REO Services, LLC, d/b/a First American Asset Closing Services, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 13 **day of** March**,** 2008**.**

_____
Notary Public

My commission expires:

6-4-09
(Seal)

ANTHONY PHAM
COMM. #1584892
Notary Public - California
Orange County
My Comm. Expires Jun. 4, 2009

State of CA
)ss.
County of Orange

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, $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13 **day of** March, 2008.

Notary Public

My commission expires:

6-4-09
(Seal)

ANTHONY PHAN
COMM. #1584892
Notary Public - California
Orange County
My Comm. Expires Jun. 4, 2009

Property owner and party responsible for payment of taxes:
M & W Real Estate Solutions, LLC
~~403/30th Street~~ 414 Strathmore Drive
~~Old Hickory, TN 37138~~ Franklin, TN 37064

Map No. 053-08-0 127.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211