THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 04/28/08 14:22 2 pgs
Fees:13.00 Taxes:853.37
20080428-0043174

SPECIAL WARRANTY DEED

THIS INDENTURE, made this ____ day of _____, 2008 by and between Saxon Mortgage Services, Inc., hereinafter called Grantor, and We Buy Mid TN LLC, its heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Lot 103, Plan of Poplar Creek Estates, Phase II, as shown on plat of record in Plat Book 6900, Pages 339 thru 347 and revised in Book 7900, Pages 888 and 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument 20070926-0114292, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this _____ day of _____, 2008.

Saxon Mortgage Services, Inc.

By: _____
Ximena Wolf, Assistant Vice President

STATE OF Florida
COUNTY OF Broward

Before me, the undersigned Notary Public in and for said County and State, personally appeared Ximena Wolf with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Assistant Vice President, of Saxon Mortgage Services, Inc., the within named bargainor, a Corporation, and that such _____ executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and Official Seal at office this 15 day of April, 2008.

HOLLY HICKENSTROM
Notary Public - State of Florida
My Commission Expires Dec 12, 2008
Commission # DD 351925
Bonded By National Notary Assn.

_____
Notary Public

My Commission Expires:

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Property Address: 6713 Autumnwood Drive, Nashville, TN 37221
Parcel # 155.08-OC-103.00-00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: We Buy Mid TN LLC
6713 Autumnwood Dr.
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or true value, whichever is greater, for this transfer is $ 230,640.00
Elizabeth A. Carl
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2008.
Brenda L. Doyle
Notary Public
My Commission Expires: 9-17-08

BRENDA L. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 9-17-08

2708-072564-LC