Davidson County DEEDWARR
Recvd: 05/14/08 13:21 2 pgs
Fees:13.00 Taxes:462.50
20080514-0049600

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of **May, 2008,** by and between, **Green Tree Servicing, LLC.** hereinafter called Grantor, and **James T. Beaird** hereinafter called Grantee.

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of **Davidson**, State of Tennessee, to wit:

Lot 62, Section 1, Plan of Final Phase, Harborview, as shown on plat of record in Plat Book 9700, Page 192, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all or part of the same property described in Substitute Trustee's Deed of record at Instrument Number 20080109-0002623 in the Register's Office of Davidson County, Tennessee.

Commonly Known as: 3600 Harbor Valley Court, Nashville, TN 37214

Subject to 2008 Davidson County Taxes hereby assumed by the Grantee.

Tax Parcel Number: 108120B22400

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 Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

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

WITNESS the signature of the Grantor the day and year first above written.

Green Tree Servicing, LLC

BY: Bradley D Johnson

TITLE: Authorized Signer

STATE OF Arizona
COUNTY OF Maricopa

Before me, a Notary Public in and for said State and County, personally appeared Bradley S Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the authorized signer of **Green Tree Servicing, LLC** the within named bargainor, and that he/she as such officer, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **Green Tree Servicing, LLC** by himself /herself as such officer.

WITNESS my hand and Notarial Seal at office this 6 day of May, 2008.

-SEAL-

MICHAEL MADSON
Notary Public - Arizona
Maricopa County
Expires 05/31/10

Notary Public

My commission expires:_____

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $125,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 6 day of May, 2008.

My Commission Expires:

Notary Public

MICHAEL MADSON
Notary Public - Arizona
Maricopa County
Expires 05/31/10

Owner's Mailing Address:
1620 Brookvalley Circle
Mt. Juliet, TN 37122

Property Address:
3600 Harbor Valley Court
Nashville, TN 37214

Person or entity responsible for
The payment of taxes:
James, T. Beaird
1620 Brookvalley Circle
Mt. Juliet, TN 37122

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
File #