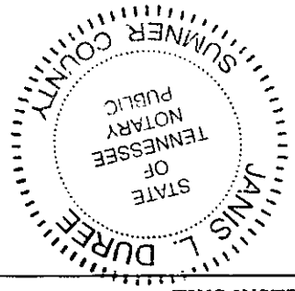
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Joe L. Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2008

Notary Public

MY COMMISSION EXPIRES: 3/15/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency
3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

Davidson County DEEDWARR
Recvd: 09/02/08 08:56 2 pgs
Fees:13.00 Taxes:279.35
20080902-0089239

RT7247

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Wall	OWNER	043-06-0-074.00/
(NAME)	(NAME)	
854 Wren Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Aurora Loan Services, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO JOE L. WALL & H. MIKE SUGGS

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 118 on the Plan of Madison Park, Section 11, as of record in Book 3106, Page 141, Register's Office for said county, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Troy L. Richeal by Warranty Deed from G.W. Hire and wife, Lula Mae Hire dated September 14, 2005 and recorded September 16, 2005 in Instrument Number 20050916-0111585, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Aurora Loan Services by Trustee's Deed from Greg Ivester as Co-Trustee dated July 3, 2008 and recorded July 7, 2008 in Instrument Number 20080707-0069649, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 638-640 Anderson Lane Madison 37115
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Joe Wall, and his/her/their assigns, forever.

Said Aurora Loan Services., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Aurora Loan Services., has executed this deed this 14th day of August, 2008

Aurora Loan Services

Scott P. Keeter

By Scott Keeter, Vice President

STATE OF Colorado

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Scott Keeter, Vice President, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VICE PRESIDENT of AURORA LOAN SERVICES, the Attorney in Fact of said Aurora Loan Services., the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained by signing the name of the principal by himself/herself as Attorney in Fact. Power of Attorney of record in Misc. Book Number [illegible], Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 14th day of August, 2008

Odeta Kapatayes
Notary Public

My Commission expires: 11/23/2012

ODETA KAPATAYES
Notary Public
State of Colorado

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT7247