THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 09/12/08 14:32 2 pgs
Fees:13.00 Taxes:357.42
20080912-0093739

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25 day of August, 2008 by and between **Aurora Loan Services**, hereinafter called Grantor, and **William Swoner and Brian Faircloth**, their 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:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit: Land in Davidson County, Tennessee. Being Lot No. 138 on the Plan of Locustwood Subdivision, Section 2, as of record in Plat Book 2331, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument 20080605-0057757, 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 18th day of August, 2008.

Aurora Loan Services by New Vista
Asset Management, its attorney in fact

BY: _____
Linda Zanzinger, VP of Operations

STATE OF Pennsylvania

COUNTY OF Philadelphia

Before me, the undersigned Notary Public in and for said County and State, personally appeared Linda Zanzinger 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 Vice President of Operations of New Vista Asset Management, and who acknowledged that she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of Aurora Loan Services as its attorney in fact and as the free act and deed of the within named Aurora Loan Services.

Witness my hand and Official Seal at office this 18th day of August, 2008.

NOTARIAL SEAL
Denise Boccella, Notary Public
City of Philadelphia, Philadelphia County
My commission expires April 27, 2010

_____
Notary Public

My Commission Expires: 4/27/2010

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Property Address: 3915 East Ridge Drive, Nashville, TN 37211
Parcel # 148-10-0-061.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: William Swoner and Brian Faircloth
1010 Tolerman ST
MT JULIET TN. 37122

STATE OF TN
COUNTY OF Wilson
The actual consideration or true value, whichever is greater, for this transfer is $ 96600.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2008.

_____
Notary Public
My Commission Expires: January 12, 2010

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

7068-074686-LC