Davidson County DEEDWARR
Recvd: 10/03/08 13:18 2 pgs
Fees:13.00 Taxes:166.50
20081003-0100811

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this ____ day of **September, 2008,** by and between, **GREEN TREE SERVICING, LLC** hereinafter called Grantor, and **Cynthia M. Smith**, 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:

Being Lot No. 51 and the west one-half of Lot 50, on the Plan of George E. Jackson's Subdivision of the Marable 10 acre tract, of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee. Said Lot No. 51 and the west one-half of Lot No. 50 adjoin and front together 58 ½ feet on the north side of Torbett Street and runs back between parallel lines 115 feet to an alley.

Commonly Known as: 3208 Torbett Street Nashville, TN 37209

Subject to 2008 Davidson County hereby assumed by the Grantee.

Being all or part of the same property described in TRUSTEE'S DEED of record at Instrument Number 20080811-0082559 in the Register's Office of Davidson County, Tennessee.

Tax Parcel Number: 92-5-315-00

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 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 24th day of September, 2008.

-SEAL-

Jennifer L Fulk
Notary Public

JENNIFER L. FULK
Notary Public, State of Arizona
Maricopa County
My Commission Expires
May 31, 2009

My commission expires: 5-31-2009

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 $45,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Jeff Melcher
Affiant

Subscribed and sworn to before me this the 24th day of September, 2008.

My Commission Expires: 5-31-2009

Jennifer L Fulk
Notary Public

JENNIFER L. FULK
Notary Public, State of Arizona
Maricopa County
My Commission Expires
May 31, 2009

Owner's Mailing Address:
3208 Torbett Street
Nashville, TN 37209

Property Address:
3208 Torbett Street
Nashville, TN 37209

Person or entity responsible for
The payment of taxes:
Cynthia M. Smith
3208 Torbett Street
Nashville, TN 37209

Prepared by:

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