Davidson County DEEDWARR
Recvd: 10/27/08 10:36 3 pgs
Fees:18.00 Taxes:381.10
20081027-0106973

RT7463

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this September 8, 2008, by and between **INDYMAC FEDERAL BANK, F.S.B., IN CONSERVATORSHIP** herein called Grantor, and **JUSTIN YOUNGLOVE AND SIGOURNEY YOUNGLOVE** herein called Grantees,

WITNESSETH: That for and In consideration of One Hundred Three Thousand and 00/100 Dollars ($103,000.00), cash in hand paid, and other good and valuable considerations, the receipt 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, County of **Davidson,** State of **TENNESSEE.**

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record recorded in the **Davidson COUNTY REGISTER, TENNESSEE** under Instrument No. 20081027-0106972

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

1. City of Joelton taxes for the year 2008, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of Davidson taxes for the year _____, and all subsequent years, the amount of which are not yet ascertainable, due or payable.
2. Other exceptions if any listed below.

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

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

This Instrument is executed pursuant to the authority granted in that certain Power of Attorney of record in Book_____, Page _____, or Instrument#20080929000987820 in the official records of the aforementioned County.

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

INDYMAC FEDERAL BANK, F.S.B., IN CONSERVATORSHIP

** BY: _____

Name: Tim Beadnell

Title: Attorney-in-Fact

STATE OF TEXAS
COUNTY OF WILLIAMSON

**Power of Attorney of record in Instruemnt No. 200809290098782 in Davidson County Tennessee.

Before me, the undersigned notary public of the State and County mentioned, personally appeared Tim Beadnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact of **INDYMAC FEDERAL BANK, F.S.B., IN CONSERVATORSHIP** the within named bargainor, a corporation, and that as such AVP, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Attorney-in-Fact.

WITNESS my hand and notarial seal at office this 8 day of September, 2008.

My commission expires: _____

Notary Public

KARLA AGUILAR
Notary Public
STATE OF TEXAS
My Comm. Exp. Jul. 21, 2012

Witness my hand, at office: 7700 West Parmer Lane Bldg. D, Austin TX 78729.

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $103,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Tim Beadnell, AVP Affiant

Witness my hand, at office:

_____
NOTARY PUBLIC
My Commission Expires: _____

KARLA AGUILAR
Notary Public
STATE OF TEXAS
My Comm. Exp. Jul. 21, 2012

Property Address: **7360 HARPER ROAD, JOELTON, TN 37080**
Owner's Name: **JUSTIN YOUNGLOVE AND SIGOURNEY YOUNGLOVE**
Owner's Address: **7360 HARPER ROAD, JOELTON, TN 37080**

Mail Tax bill to: Primelending, 18111 Preston Rd., Suite 900, Dallas, TX 75252

This instrument was prepared by: **IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-549-1000 Fax: 773-549-1114**

MAP & PARCEL: 014-00-0 029.00 014-00-0 207.00

RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

EXHIBIT "A"

Described property located in the Fourteenth (14th) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pipe in the East margin of Harper Road, being 20 feet from the center line of said Harper Road, thence leaving said margin along the North line of this tract, South 73 degrees 30 minutes East 180.00 feet to an iron rod; thence North 16 degrees 30 minutes east (this directional call having been erroneously omitted from prior deeds) 7.00 feet to an iron rod; thence South 87 degrees 40 minutes East 253.50 feet to an iron rod; thence South 16 degrees 30 minutes West 172.00 feet to an iron rod; thence along the South line of this tract as follows: North 87 degrees 40 minutes West 253.50 feet; thence North 73 degrees 30 minutes West 180.00 feet to an iron rod in the East margin of Harper Road; thence North 16 degrees 30 minutes East 164.00 feet to the point of beginning.

Being the same property conveyed to Rodney W. Cassidy, a married man, by Warranty Deed from Charles R. Whitaker and wife, Myra R. Whitaker, dated September 30, 1999, recorded October 4, 1999, of record in Book 11685, Page 769, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodney W. Cassidy and Holly Cassidy, married, by Quitclaim Deed from Rodney W. Cassidy, married, dated September 23, 2002, recorded October 7, 2002, of record in Instrument Number 20021007-0121836, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to IndyMac Bank F.S.B., by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated July 2, 2008, recorded July 9, 2008, of record in Instrument Number 20080709-0070606, Register's Office for Davidson County, Tennessee.

Being further conveyed to IndyMac Federal Bank, F.S.B. by Quitclaim Deed from Federal Deposit Insurance Corporation as Receiver for IndyMac Bank, F.S.B., which deed is being recorded simultaneously herewith in Instrument Number 20081027-0104972 **, said Register's Offfice.**