Return:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2033-441
4172439

800462

Davidson County DEEDWARR
Recvd: 11/03/08 09:57 3 pg
Fees:18.00 Taxes:634.55

20081103-0109031

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14th **day of** OCT**, 2008, by Nationstar Mortgage, LLC, f/k/a/ Centex Home Equity Company, LLC.**

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Andrew J. Brannan and Jennifer E. Brannan, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the final subdivision Plat of Oakwood Estates of record in Instrument #200005050045404, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nationstar Mortgage LLC in Trustee's Deed filed as instrument number 20080424-0041706.

Commonly known as:2205 Golden Oak Place, Madison, TN 37115

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Nationstar Mortgage, LLC

BY: Michelle Smith

ITS: Rec Manager

Acknowledgment

State of Texas

)ss.

County of Denton

On this day before me, a Notary Public, personally appeared Michelle Shiyu**, to me personally well-known, who acknowledged that he/she is the** Rec Manager**, of Nationstar Mortgage, LLC, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 14th **day of** October**,** 2008**.**

Jennifer Talbot

Notary Public

My commission expires:

(Seal)

JENNIFER TALBOT
Notary Public, State of Texas
My Commission Expires
July 29, 2012

State of TN

County of Williamson)ss.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, ~~$71,500.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

$ 171,500.00
SK

Grantee or Agent of Grantee

Subscribed and sworn to before me this 30th **day of** October, 2008.

Notary Public

My commission expires:

(Seal)

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Property owner and party responsible for payment of taxes:
Andrew J. Brannan
2205 Golden Oak Place
Madison, TN 37115

Parcel #051140A00 200CO

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211