443.50
(2)

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2033-446
4202994

Davidson County DEEDWARR
Recvd: 11/25/08 10:27 3 pgs
Fees:18.00 Taxes:425.50
20081125-0115389

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 11th day of November, 2008, by Nationstar Mortgage, LLC, by its duly authorized Attorney in Fact Nations REO, Inc., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Johnny Randall Ledbetter, a single person, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 35 of Nashboro Village, Tract 18, Phase 1 of record in Plat Book 9700, Page 968 amended in Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Nationstar Mortgage, LLC by Trustee's Deed filed for record April 28, 2008 as instrument number 20080428-0043226 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 112 Nashboro Greens, Nashville, TN 37217.

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 Grantee and unto his 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 its duly authorized Attorney in Fact Nations REO, Inc.

POA Instrument # 20081125.0115388

BY: Barry Nicholas
Nations REO as agent for
Nationstar Mortgage, LLC

ITS: _____

Acknowledgment

State of Kansas
County of Johnson)ss.

On this day before me, a Notary Public, personally appeared Barry Nicholas **, to me personally well-known, who acknowledged that he/she is the** Agent **of** Nations REO Inc **, a corporation, as attorney-in-fact for 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 as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 11 **day of** November, 2008.

Toshia Widener
Notary Public

My commission expires: 10/09/2011
(Seal)

TOSHIA WIDENER
Notary Public, State of Kansas
My Appointment Expires
10/09/2011

State of Tennessee
)ss.
County of Williamson

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, $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 21st day of November, 2008.

Notary Public

My commission expires:

07/16/2011
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Johnny Randall Ledbetter
112 Nashboro Greens
Nashville, TN 37217

Map No. 135-11- 0-C-035.00

Return to:

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