Davidson County DEEDWARR
Recvd: 12/05/08 14:42 3 pgs
Fees:18.00 Taxes:255.30

20081205-0118089

New owner & tax bills

This Instrument prepared by:	Please add new owner and send tax notice to the following:
U.S. Land Title of Tennessee, LLC	Troy Lockamy
1900 The Exchange Building 500	918 Legacy Park Rd.
Atlanta, GA 30339	Mt. Juliet, TN 37122

File # 85001650
REO # 4937495
Parcel #072 12 0 214.00 + 072-12-0-320
Address: 1712 LITTON AVE, NASHVILLE, TN 37216

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **EMP Mortgage Corporation I, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **TROY LOCKAMY,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 30 day of October, 2008

EMP MORTGAGE CORPORATION I
BY: WILSHIRE CREDIT CORPORATION
AS IT'S ATTORNEY IN FACT

By: BARBARA SMITH
Its: Authorized Signer

STATE OF OR)
COUNTY OF Washington)

Before me, the undersigned authority, S. Vaughn notary public of the State and County mentioned, personally appeared BARBARA SMITH who, upon oath, acknowledged him/herself to be Auth Signer of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for EMP Mortgage Corporation I, the within named bargainor, and that he/she as such Auth. Signer, being authorized to do so, executed the foregoing instrument in behalf of EMP Mortgage Corporation I as the Auth Signer of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for EMP Mortgage Corporation I and declared that he/she in his/her capacity as Auth. Signer of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for EMP Mortgage Corporation I

WITNESS my hand and seal at office this 30 day of October, 2008

NOTARY PUBLIC

OFFICIAL SEAL
S VAUGHN
NOTARY PUBLIC-OREGON
COMMISSION NO. 423744
MY COMMISSION EXPIRES NOV. 27, 2011

STATE OF TN)
COUNTY OF Davidson)

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 69,000 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to me before me on the date written above.

11-14-09
My Commision Expires

Notary Public

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot #102 and #103, on the Map of Riverside Drive Subdivision, as of record in Book 974, Page #60 and #61, Register's Office for said County.
Said Lot #102 and #103, adjoin and front 100 feet on the south side of Litton Avenue and runs back between parallel lines 150 feet to a dead line.

The property hereinabove described was acquired by the Grantor by instrument recorded at 20080211-0013441 in the aforesaid County and State.