STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 301,000.00.

Subscribed and sworn to before me, this 10 day of December, 2008.

My Commission Expires: 1-9-12

Affiant

Notary Public

BOX 50-B

RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

PREPARED BY:

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/08 10:00 2 pgs
Fees:13.00 Taxes:1113.70
20081212-0119623

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BOULEVARD, SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
EDWARD C. HISRICH and wife, JULIE A. HISRICH 204 SPRINGHAVEN COURT NASHVILLE, TN 37221 MAP & PARCEL NO. 126-16-0 A 024.00 CO	WR STARKEY MORTGAGE 5555 W PARK BLVD PLANO TX 75093

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

EDWARD C. HISRICH and wife, JULIE A. HISRICH,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 24 on the Plan of Riverwalk, Phase 1A, Section 1, as of record in Instrument No. 20011026-0117231, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to United Guaranty Residential Insurance Company, by Special Warranty Deed from Federal National Mortgage Association, dated November 4, 2008, and filed of record in Instrument No. 20081212-0119622, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *204 SPRINGHAVEN COURT, NASHVILLE, TN 37221*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE

DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 8 DAY OF DECEMBER, 2008.

UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY

Wesley Justice
By: Wesley Justice
Its: Vice President

Sandy Watson
By: Sandy Watson
Its: Asst. Secretary

UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY OF NORTH CAROLINA CORPORATE SEAL

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wesley Justice, 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 Vice President of United Guaranty Residential Insurance Company, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 8 day of December, 2008.

My Commission Expires: NOTARY PUBLIC EMILY Y. WILSON LEE COUNTY, NC My Commission Expires 11.21.2011

Emily Y. Wilson
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sandy Watson, 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 Asst. Secretary of United Guaranty Residential Insurance Company, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 8 day of December, 2008.

My Commission Expires: NOTARY PUBLIC EMILY Y. WILSON LEE COUNTY, NC My Commission Expires 11.21.2011

Emily Y. Wilson
Notary Public

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SPECIAL WARRANTY DEED

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