Davidson County DEEDWARR
Recvd: 01/05/09 10:05 2 pgs
Fees:13.00 Taxes:832.50
20090105-0000521

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Notary Public
MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075		
ADDRESS NEW OWNER(S) AS FOLLOWS: Mary Frances Rudy and Premawathie Thiagarajah	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS 114140A07000CO
(NAME)	(NAME)	
(ADDRESS) Nashville,	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this **12/30/2008**, by and between Wells Fargo Bank, N.A., as Trustee for the Lehman ABS Mortgage Loan Trust Mortgage Pass-Through Certificates, SERIES 2007-1, parties of the first part, and **Mary Frances Rudy and Premawathie Thiagarajah**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 70, FINAL PLAT, SECTION 1, WOODLAND FOREST, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Pages 534-536, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lehman Brothers Bank, FSB by Substitute Trustee's Deed from Mantenn, LLC in its capacity as Substitute Trustee, recorded on the 23rd day of October, 2007 in Instrument No. 20071023-0125126; QuitClaim Deed to Paul Wright III from Herb O'Neal, recorded on the 18th day of October, 2007 in Instrument No. 20071018-0123822; Special Warranty Deed to Herbert L. Oneal, unmarried from Prudential Relocation, Inc., recorded on the 25th day of January, 2007 in Instrument No. 20070125-0010030; Warranty Deed to Prudential Relocation, Inc. from Avery T. Robinson and Valma Robinson, husband and wife, as recorded on the 25th day of January, 2007 in Instrument No. 20070125-0010029 and Special Warranty Deed to Avery T. Robinson from AmSouth Bank, as recorded on the 17th day of September, 2003 in Instrument No. 20030917-0137251, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in Instrument No. 20090105-0000519 in said Register's office.

This conveyance is made subject to: ____

Parcel ID # 114140A07000CO
☒ Improved OR
☐ Unimproved property located at: **232 Deer Point, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Deborah A. Lenhart
By: Deborah A. Lenhart

State of Colorado

County of Douglas

On this the 22nd day of December, 2008, before me personally appeared Deborah Lenhart, Vice President of Aurora Loan Services, LLC, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Aurora Loan Services LLC, and who acknowledged that she executed the same as the free act and deed of the said Aurora Loan Services LLC, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. * _____, said Register's Office. * 20090105-0000520

Witness my hand and official seal this 22nd day of December, 2008.

Christal R. Goldman
NOTARY Christal R. Goldman

My Commission Expires: July 21, 2012

TN FA DEED-Special Warranty Rev. December 18, 2008

CHRISTAL R. GOLDMAN NOTARY PUBLIC STATE OF COLORADO

My Commission Expires July 21, 2012

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212