State of Tennessee County of Wilson
The actual consideration or value, whichever is greater for this transfer is $ 101,000.00

Affiant

Subscribed and sworn to me this the 23rd day of December, 2008.

Notary Public
My Commission Expires: 9/17/2011

JULIA A. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Morris, Schneider, Prior, Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: 0812656TN

NEW OWNER & SEND TAX BILLS TO:
SELENE RMOF REO ACQUISITION, LLC
120 GIBRALTER RD #218
HORSHAM, PA 19044

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 17 day of December, 2008, by and between: **SUTTON FUNDING LLC,** party of the first part, located at 4837 Watt Avenue, North Highlands, CA 95660 and, **SELENE RMOF REO ACQUISITION LLC,** party of the second part located at 9990 Richmond Avenue, Suite 100 North, Houston, TX 77042

WITNESSETH: That 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 pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 22 on the Map of the Re-Subdivision of Lots Nos. 11 to 17, inclusive, in I.C. McMahan's Maplewood Tract, as of record in Book 547, page 144, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the north side of Matthews Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Annie B. Felts by Quitclaim Deed from Edie B. Beck (formerly Edie B. Felts) dated 10/14/02 and filed for record on 10/16/02 in Instrument # 20021016-0127139, Register's Office for Davidson County, Tennessee.

Property: 1015 Matthews Avenue, Nashville, TN 37216
Parcel ID No.: 061.11-103.00

Being the same property conveyed to Grantors herein from **NATIONWIDE TRUSTEE SERVICES, INC.,** Substitute Trustee, as shown in Substitute Trustee's Deed at Instrument No.: 20081209-0118703, in said Register's Office.

Davidson County DEEDWARR
Recvd: 01/30/09 15:07 2 pg:
Fees:13.00 Taxes:373.70
20090130-0008286

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 their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Sutton Funding LLC**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

SUTTON FUNDING LLC

BY: _____

TITLE: Vice President

STATE OF NC

COUNTY OF Wake

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joseph M Perry, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Sutton Funding LLC.,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 17 day of December,

Angela Simmons
Notary Public

My Commission Expires: _____

ANGELA SIMMONS
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires November 9, 2018