Davidson County DEEDWARR
Recvd: 02/09/09 11:12 3 pgs
Fees:18.00 Taxes:351.50
20090209-0011032

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2033-486
4459527

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 21st day of January, 2009, 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 Genet G. Tadess, an unmarried person, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 48 on the plan of Bell Crest, Section One, a Planned Unit Development, of record in Plat Book 7900, Page 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Nationstar Mortgage LLC in Trustee's Deed filed as instrument number 20080728-0076828.

Commonly known as: 1525 Bell Trace Drive, Antioch, TN 37013.

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 her 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 Nichols
Nations REO as agent for
Nationstar Mortgage, LLC

ITS: Operations Manager

Acknowledgment

State of Kansas
)ss.
County of Johnson

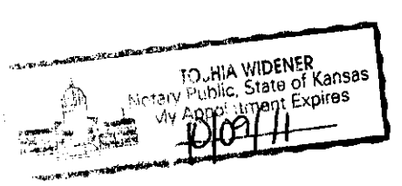
On this day before me, a Notary Public, personally appeared Barry Nicholas **, to me personally well-known, who acknowledged that he/she is the** Operations Manager **of** Nations Reo, Inc. **, a corporation, as attorney-in-fact for Nationstar Mortgage LLC, a corporation, and that he/she, as such officer, 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 21 **day of** January, 2009.

Notary Public

My commission expires: 10/09/11

(Seal)



State of TN
)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, $ 95,000.00, 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 16th **day of** February, 2007.

Notary Public

My commission expires:

7/16/11
(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:
Genet G. Tadess
1525 Bell Trace Dr.
Antioch Tn 37013
Map No. 162160E 031.00

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

Prop. Address; 1525 Bell Trace Dr
Antioch,Tn 37013