Send New Tax Bill to:
MAXUMPROPERTIES LLC
2656 Rideout Lane
Murfreesboro, TN 37128

95700040

This document prepared by (and after recording return to):

Name: Countrywide Home Loans, Inc.
Firm c/o U. S. Land Title, LLC
Address: 1900 The Exchange Building 500 Atlanta, GA 30339
Phone: (770) 977-0933
Loan No. 331218
USLT No. 95700040

Other File No. 331218

Davidson County DEEDWARR
Recvd: 02/19/09 11:47 4 pgs
Fees:23.00 Taxes:284.90
20090219-0014446

Above This Line Reserved For Official Use Only

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, **Countrywide Home Loans, Inc., 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. bv these presents, does/do hereby transfer and convey unto **MAXUMPROPERTIES LLC** (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:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by the Grantor by instrument recorded in INSTRUMENT #20081006-0101354 in the aforesaid County and State.

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 29th day of January, 2009.

Countrywide Home Loans, Inc.

By: _____

Its: Valinda Pickens, Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned authority, Tennika Maxwell notary public of the State and County mentioned, personally appeared Valinda Pickens who, upon oath, acknowledged him/herself to be Asst. Secretary for Countrywide Home Loans, Inc., by individual as atty. of fact for entity, the within named bargainor, and that he/she as such _____, being authorized to do so, executed the foregoing instrument in behalf of Countrywide Home Loans, Inc. by individual as atty. of fact for entity as the _____ for Countrywide Home Loans, Inc. by individual as atty. of fact for entity and declared that he/she in his/her capacity as Asst. Secretary for Countrywide Home Loans, Inc. by individual as atty. of fact for entity

WITNESS my hand and seal at office this 29th day of January, 2009

TENNIKA MAXWELL
My Commission Expires
May 28, 2012

Notary Public, My commission expires:

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $77,000.00 (SEVENTY SEVEN THOUSAND DOLLARS AND 00/100) which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant Yolanda Pickens Asst. Secretary

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

TENNIKA MAXWELL
My Commission Expires
May 28, 2012

Tax ID No.: 150 05 0 273	
Transfer Tax: $	
Drafted by and return to after recording:	**Send new tax bills to:**
Countrywide Home Loans, Inc.	MAXUM PROPERTIES, LLC
	2656 Rideout Lane
File No: 95700040	Murfreesboro, TN 37128
Client No.: 331218	
Other No: 331218	

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 96 ON THE REVISED PLAN OF HARBOR GATE, SECTION TWO, REVISED OF RECORD IN BOOK 6250, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
PROPERTY COMMONLY KNOWN AS: 3012 HIGH RIGGER DRIVE, NASHVILLE, TN 37217

Parcel ID #: 150 02 0 273

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Chandler Cole
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Talia A. Whiteside, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Talia A. Whiteside
Notary's Signature

My Commission Expires: My Commission Expires JULY 25, 2009.

Notary's Seal

TALIA A. WHITESIDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.