THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 02/23/09 09:25 2 pgs
Fees:13.00 Taxes:181.30
20090223-0015362

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21ST day of JANUARY, 2009 by and between **Aurora Loan Services, LLC**, hereinafter called Grantor, and **Province Builders,*** its heirs and assigns, hereinafter called Grantee,

* LLC

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: Land in Davidson County, Tennessee being Unit 1824B, of Dominion Town Homes, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions, establishing a planned unit development with private elements of record in document no. 20050819-0099048, Register's Office for said county, to which source reference is hereby made for a more complete details of description.

Being the same property conveyed by Trustee's Deed of record in Instrument 20080923-0096898, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 21ST day of JANUARY, 2009.

Aurora Loan Services, LLC by New Vista Asset Management, its attorney in fact

BY: _____
Linda Zanzinger, VP of Operations

STATE OF Pennsylvania

COUNTY OF Philadelphia

Before me, the undersigned Notary Public in and for said County and State, personally appeared Linda Zanzinger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Vice President of Operations of New Vista Asset Management, and who acknowledged that she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of Aurora Loan Services, LLC as its attorney in fact and as the free act and deed of the within named Aurora Loan Services, LLC.

Witness my hand and Official Seal at office this 21st day of January, 2009.

NOTARIAL SEAL
Denise Boccella, Notary Public
City of Philadelphia, Philadelphia County
My commission expires April 27, 2010

_____
Notary Public

My Commission Expires: 4/27/2010

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Property Address: 1824 B Hermosa Street Unit 10, Nashville, TN 37208
Parcel # 092 03 0A 004.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Province Builders
P.O. Box 2226
Brentwood, TN 37024

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $49,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February 2009.

_____
Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

7068-077390-LC