Please Return to:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 03/04/09 08:16 2 pgs
Fees:13.00 Taxes:57.35
20090304-0018967

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24 day of February, 2009 by and between **Aurora Loan Services**, hereinafter called Grantor, and **Jared T. Peters, unmarried, and Gale Bamford and wife, Arlene Bamford**, their heirs and assigns, hereinafter called Grantee,

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 located in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 48 on the Plan of Cephas Woodard Subdivision of Lots 5 and 6 Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument 20090128-0007333, 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 24 day of February, 2009.

Aurora Loan Services

BY: _____

TITLE: Charlene Mees

STATE OF Colorado

COUNTY OF Douglas

Before me, the undersigned Notary Public in and for said County and State, personally appeared Charlene Mees 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 AVP, of Aurora Loan Services, the within named bargainor, a Corporation, and that as such AVP executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and Official Seal at office this 24 day of February, 2009.

Melissa Romero
NOTARY PUBLIC
State of Colorado
My Commission Expires Nov 04, 2012

Melissa Romero
Notary Public

My Commission Expires:

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Property Address: 1811 Cephas Street, Nashville, TN 37208
Parcel # 081-070-398.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Jared T. Peters
1307 General MacArthur Dr.
Brentwood, TN 37027

STATE OF TN
COUNTY OF ~~Davidson~~ WILLIAMSON

The actual consideration or true value, whichever is greater, for this transfer is $ 15,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2009.

Notary Public
My Commission Expires: 1/23/10

ANDREW WILE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF D

2124-077897-LC