BILL GARRETT, Davidson County
Trans:T20090019978 DEEDWARR
Recvd: 03/26/09 11:17 2 pgs
Fees:13.00 Taxes:473.60
20090326-0027265

Read 1st

S&K #: 08-007143

SPECIAL WARRANTY DEED

THIS DEED, between Aurora Loan Services, LLC organized and existing under the laws of the United States of America, hereinafter called Grantor, and Frederick P. Hart hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 121 on the plan of Ransom Park, Section Five, as recorded in Instrument# 20041118-0138647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20060803-0094891 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20080806-0080933 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Aurora Loan Services, LLC

Title: Norma J. Dudgeon, AVP

By: LPS Asset Management Solutions, its attorney in fact

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma J. Dudgeon, AVP LPS Asset Management Solutions, as Attorney-in-Fact for Aurora Loan Services, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 9th day of March, 2009.

Cheryl A. Anderson
NOTARY PUBLIC

CHERYL A. ANDERSON NOTARY PUBLIC STATE OF COLORADO

My Commission Expires: 6/26/09

STATE OF _____
COUNTY OF _____

I 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, is $128,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 19th day of March, 2009.

Notary Public

PEGGY S. JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My commission expires: 6/15/16

Property Address: 3412 Hope Cove, Nashville, TN 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Frederick P. Hart
216 Hickory Hill Ct.
Nashville, TN 37214

Map & Parcel 135100C14100CO

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119