Jill Bost

The maximum principal indebtness for Tennessee recording tax purposes is $100,000.00

THIS INSTRUMENT PREPARED BY:
CAROLE MORRISSEY, REO DEPARTMENT
RETURN TO: Dawna Work
421 Kingview Ct.
Nashville, TN 37218
Loan Number: 1593684

Send Tax Bills To:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

NEW OWNER

Property Appraisers Parcel Identification (Folio) Numbers: **070010A01000CO**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made this **13th** day of **February, 2009** by **TAYLOR, BEAN & WHITAKER MORTGAGE CORP.,** a corporation existing under the laws of **FLORIDA** and having its principle place of business at **315 NE 14th Street, Ocala, Florida 34470** grantor to **Dawna Work** whose post office address is **421 Kingview Ct, Nashville, TN 37218** hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of One-hundred thousand ($100,000.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Davidson County, State of Tennessee, viz.:

See exhibit attached hereto and made part of

Said property is commonly known as 537 Harold Prewett Drive, Nashville, TN 37218.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Keri Denahan
Witness #1 Printed Name

Tammy Jones
Witness #2 Signature

Tammy Jones
Witness #2 Printed Name

TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

BY: _____
Jeremy Collett, Executive Vice President

BY: _____
Joe W. Ellis, Vice President

(SEAL)

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Jeremy Collett and Joe W. Ellis, acting in their capacities as Executive Vice President and Vice President, who are personally known and acknowledged to me that they signed it voluntarily for its stated purpose.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of February, 2009

Brittany Feaster
Notary Public
Printed Name: ~~CAROLE KAYE MORRISSEY~~ Brittany Feaster
My Commission Expires: ~~February 10, 2010~~ Sept. 22, 2009

NOTARY PUBLIC-STATE OF FLORIDA
Brittany Feaster
Commission # DD474862
Expires: SEP. 22, 2009
Atlantic Bonding Co., Inc.

BILL GARRETT, Davidson County
Trans: T20090020026 DEEDWARR
Recvd: 03/26/09 13:08 2 pgs
Fees: 13.00 Taxes: 370.00

20090326-0027334

Exhibit "A"

Land in Davidson County, Tennessee being Lot No. 10 on the Plan of West Hamilton Place of record in Doc. No. 20020807-0094807, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Taylor, Bean & Whitaker Mortgage Corp. by Substitute Trustee's deed from Shapiro & Kirsch, LLP, as Substitute Trustee dated December 13, 2007 and recorded on October 9, 2008 of record in Document No. 20081009-0102397 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $100,000.00.

Affiant

Sworn and subscribed before me on the 26th of March, 2009.

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.