RT9150

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Realty Title
48-A

BILL GARRETT, Davidson County
Trans:T20090020033 DEEDWARR
Recvd: 03/26/09 13:29 5 pgs
Fees:28.00 Taxes:259.00
20090326-0027356

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
608140 410341911
Lawanna McAdams

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS 049-15-0-A 002.00
ALISHA N. SUMMERS	BANK OF AMERICA, N.A.	
741-B FLINT RIDGE DR.	9000 SOUTHSIDE BLVD., BLDG 600	
NASHVILLE, TN 37189	JACKSONVILLE, FL 37189	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Sutton Funding LLC a limited liability company organized and exisiting under the laws of the United States of America have this day bargained and sold, and do hereby transfer and convey unto the said ALISHA N. SUMMERS the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. 20081229-0122785 in the Register's Office of DAVIDSON County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Affiant Rachelle Caudell

Subscribed and sworn to before me this the 20TH day of MARCH, 2009

Notary Public Diane K. Mann

My commission expires: 2/11/13 (Affix Seal)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 741 B Flint Ridge Dr, Whites Creek, TN 37189
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 25 day of February, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sutton Funding LLC

By: _____

Printed Name: Tonya Blechinger

Its: Assist. Secretary

(Corporate Seal)

STATE OF
COUNTY OF

On this day before me, _____, a Notary Public personally appeared _____, to me personally well-known, who acknowledged that he/she is the _____ of Sutton Funding LLC, a limited liability company, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal, this _____ day of _____, _____.

_____ (This area for official notarial seal)

Notary Public
My Commission Expires:

SEE ATTACHED

State of California }
County of Sacramento } ss.

On February 25, 2009 before me, J.Gualano, Notary Public, personally Tonya Blechinger who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature

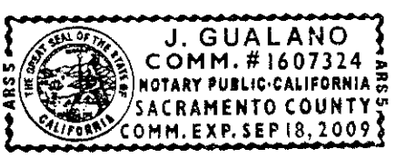


Exhibit "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being part of lot No. 35, Unit No. 741-B, on the Plan of Flint Ridge Homes, a Condominium Development as shown by Exhibit C to a Master Deed of record in Instrument Number 200701240009978 (formerly Deer Meadows, Phase II), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Westport Development Co., Inc. by Warranty Deed from The Vanderbilt University, a Tennessee Corporation, dated July 15, 2005 and recorded September 1, 2005 in Instrument Number 20050901-0105090, Register's Office for Davidson County, Tennessee, AND;
Being the same property conveyed to William T. Anthony and wife, Debra Anthony by Warranty Deed from Westport Development Co., Inc. dated June 15, 2007 and recorded June 18, 2007 in Instrument Number 20070618-0072634, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sutton Funding LLC by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., dated December 18, 2008 and recorded December 29, 2008 in Instrument Number 20081229-0122785, said Register's Office.