THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20090021186 DEEDWARR
Recvd: 04/01/09 08:23 2 pgs
Fees:13.00 Taxes:88.80
20090401-0029005

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20 day of MARCH, 2009 by and between **Aurora Loan Services**, hereinafter called Grantor, and **Swartz & Brough, Inc.**, its 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:

Being Lot No. 60 on the Plan of Jackson's Subdivision of the Marble Tract, as of record in Book 161, page 86, Register's Office for Davidson County, Tennessee. Said Lot No. 60 fronts 39 feet on the northerly side of Torbett, formerly Murry Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument 20090128-0007334, 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 20 day of MARCH, 2009.

Aurora Loan Services

BY: _____

TITLE: VP

STATE OF COLORADO
COUNTY OF DOUGLAS

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

Witness my hand and Official Seal at office this 20 day of MARCH, 2009.

_____
Notary Public

My Commission Expires: 12/15/12

Heidi Long
NOTARY PUBLIC
State of Colorado
My Commission Expires Dec 15, 2012

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Property Address: 3226 Torbett Street, Nashville, TN 37209
Parcel # 092-090-064.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Swartz & Brough, Inc.
2600 VIA FORTUNA, SUITE 360
AUSTIN, TX 78746

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or true value, whichever is greater, for this transfer is $24,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2009.

_____
Notary Public
My Commission Expires:

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 12-9-09

2124-078354-LC