Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2071-599
0016241598

BILL GARRETT, Davidson County
Trans: T20090026103 DEEDWARR
Recvd: 04/21/09 09:35 3 pgs
Fees: 18.00 Taxes: 259.09
20090421-0035916

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 9th day of April, 2009, by EMC Mortgage by its duly authorized attorney in fact, Coldwell Banker Residential Real Estate LLC, Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Mark S. Hamilton, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 395, Fairlane Park, Section III, of record in Plat Book 2331, Pages 145 & 146, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to EMC Mortgage by Trustee's Deed filed October 13, 2008 as Instrument No. 20081013-0103012, Register's Office for Davidson County, Tennessee.

Commonly known as: 322 Melpar Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

EMC Mortgage by Coldwell Banker Residential Real Estate LLC, as attorney in fact

POA Recorded in Book_____ Page 20090421-0035915

BY: _____
Ximena Wolf
Asst Vice-Pres

ITS: _____

Acknowledgment

State of FL

County of Broward)ss.

On this day before me, a Notary Public, personally appeared Ximena Wolf, **to me personally well-known, who acknowledged that he/she is the** Asst Vice-Pres **of Coldwell Banker Residential Real Estate, LLC., a corporation, as attorney-in-fact for EMC Mortgage, a corporation, 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 9 **day of** April, 2009.

Notary Public

HOLLY HOKENSTROM
MY COMMISSION # DD 813876
EXPIRES: December 12, 2012
Bonded Thru Notary Public Underwriters

My commission expires:

12/12/12

(Seal)

Property Address: 322 Melpar Drive Nashville, TN, 37211

State of TENNESSEE

)ss.

County of WILLIAMSON

I, or we, 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, $70,025.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 20th day of April, 2009.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Mark S. Hamilton
8326 Carriage Hills Drive
Brentwood, TN 37027

Map No. 148-13-0-023.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211