RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7 day of May, 2009 by and between **Aurora Loan Services, LLC**, hereinafter called Grantor, and **Susan R. Limbaugh and *Thomas L. Limbaugh**, their heirs and assigns, hereinafter called Grantee, *husband,

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 Unit 2008A, on the Plan of Galbraith Place Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit "C" to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060105-0001838, Register of Deeds Davidson County, Tennessee.

Being the same property conveyed by Trustee's Deed of record in Instrument Number 20090123-0006223, 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.

BILL GARRETT, Davidson County
Trans:T20090034160 DEEDWARR
Recvd: 05/22/09 15:00 2 pgs
Fees:13.00 Taxes:2333.96
20090522-0047596

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 7 day of MAY, 2009.

Aurora Loan Services by Goodman Dean, Inc. as attorney in fact

By: Nancy Holland

Title: _____

Goodman Dean, Inc.
Attorney in Fact for
Aurora Loan Servicing, LLC

STATE OF California

COUNTY OF Orange

Before me, a Notary Public of the state and county mentioned, personally appeared, Nancy Holland, 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 Auth. Officer of GOODMAN DEAN, INC., and who acknowledged that ~~he~~/she, as Attorney in Fact, being authorized so to do, executed and delivered the foregoing instrument on behalf of AURORA LOAN SERVICES, LLC, as its attorney in fact and as the free act and deed of the within named AURORA LOAN SERVICES, LLC.

Witness my hand and seal, this 7 day of May, 2009.

PHYLLIS BARTH
COMM. #1828223
Notary Public - California
Orange County
My Comm. Expires Dec. 25, 2012

Phyllis Barth
Notary Public

My commission expires: 12/25/12

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Property Address: 2008 A Galbraith, Nashville, TN 37215
Parcel # 131-020S-001.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Susan R. Limbaugh and Thomas L. Limbaugh
c/o Suntrust Mortgage, INC
401 Commerce St., Ste 6100,
Nashville, TN 37219

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or true value, whichever is greater, for this transfer is $ 630,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2009.

Notary Public
My Commission Expires:

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
Exp. 8/9/09

7053-079186-LC