Return:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027 900626

SPECIAL WARRANTY DEED

File Box 30

This instrument prepared by
Kirkland, Rothman- Branning & Associates, PLLC
6489 Quail Hollow
Suite 102
Memphis, Tennessee 38120-1305

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE, ResMAE Liquidation Properties, LLC, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Oluwafisayo Adebiyi and Margaret Araoya Husband and Wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Being Lot No. 80, Final Plat of Windhaven Shore, Section Four of record in Instrument No. 2004122-0152517, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being one and the same property conveyed to Grantor(s) herein by Successor Trustee's Deed at Instrument No. 20081212-0119703, of record in the Register's Office of Davidson County, Tennessee.

The property herein described is unencumbered except for 2009 Davidson County taxes, not yet due and payable; and subdivision restrictions, building lines and easements of record in Instrument No. 20041222-0152517; easements of record in Instrument No. 20030218-0020742, subject to Homeowners Association By Laws of record in Instrument No. 20030219-0021586; subject to Homeowners Association Charter of record in Instrument No. 20030225-0026797; declaration of Covenants, Conditions and restrictions of record in Instrument No. 20030219-0021585; and common area to Homeowners Association in Instrument No. 20061204-0148906 all of record in the Register's Office of Davidson County, Tennessee.

TAX PARCEL ID NO. 150-16-A-126CO

BILL GARRETT, Davidson County
Trans:T20090036622 DEEDWARR
Recvd: 06/03/09 09:15 2 pgs
Fees:13.00 Taxes:517.63
20090603-0050972

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever; **claiming, by through or under GRANTOR but not further or otherwise.** Wherever 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 hands this 22nd day of May, 2009.

ResMAE Liquidation Properties, LLC

By: _____

Title: VP Default / Servicing Finance

STATE OF Kansas ; COUNTY OF Johnson :

Personally appeared before me, the undersigned, a Notary Public, Jaylene O'Brien, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained , and who further acknowledged that such person is the VP Default/Servicing Finance, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and notarial seal at office this 1st day of May, 2009.

NOTARY PUBLIC
STATE OF KANSAS
Candace Anderson
Expiration Date: 02/21/12

Notary Public

My Commission Expires: _____

PROPERTY ADDRESS:

3316 Stoneshore Trace

Antioch, TN 37013

NAME AND ADDRESS OF PROPERTY OWNER::

3316 Stoneshore Trace
Antioch, TN 37013

MAIL TAX BILLS TO:

3316 Stoneshore Trace
Antioch, TN 37013
Title Co. File No: 2128241

File No: K094194
Return To:

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, or We, hereby swear of affirm that, to the best of affiant's knowledge, information and belief, the actual consideration or the fair market value for this transfer, whichever is greater, is $139,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Crowell
Affiant

Subscribed and sworn to before me this 22nd day of May, 2009.

Notary Public

My commission expires:

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011