(a)

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4084-577
161919

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th day of May, 2009, by Aurora Loan Services, LLC., Grantor, by its agent and attorney-in-fact, U.S. Real Estate Services, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Abigail K. Sanders and Kevin B. Sanders, husband and wife, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Re-subdivision of Lots 135 and 136, Geo W. Blair Subdivision of Belmont Heights, of record in book 3842, page 52, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aurora Loan Services, LLC by Trustee's Deed filed December 22, 2008 as Instrument No. 20081222-0122127 in the Register's Office of Davidson County, Tennessee.

Commonly known as:1801 Blair Boulevard, Nashville, TN 37212

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 Grantees and unto their 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.

BILL GARRETT, Davidson County
Trans:T20090037903 DEEDWARR
Recvd: 06/08/09 10:25 3 pgs
Fees:18.00 Taxes:1587.30
20090608-0052804

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

Aurora Loan Services, LLC, by its agent and attorney in fact, US Real Estate Services, Inc.

POA of record as Instrument No. 20080108-0002165

BY: _____

ITS: Authorized Signer

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Rida Sharaf, **to me personally well-known, who acknowledged that he/~~she~~ is the** Authorized Signer, **of U.S. Real Estate Services, Inc., agent and attorney-in-fact for Aurora Loan Services, LLC, 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 by himself/~~herself~~ as such officer.**

Witness my hand and seal this 15 **day of May, 2009.**

_____
Notary Public

My commission expires:

Jan 17, 2011
(Seal)

DANA SUE CHILDS
Commission # 1711832
Notary Public - California
Orange County
My Comm. Expires Jan 17, 2011

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, $429,000.00, 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 5TH day of June, 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:
Abigail K. Sanders & Kevin B. Sanders
1801 Blair Boulevard
Nashville, TN 37212

Parcel #104-16-0-072.00

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