S&K #: 09-013208

BILL GARRETT, Davidson County
Trans:T20090039878 DEEDWARR
Recvd: 06/16/09 09:01 2 pgs
Fees:13.00 Taxes:222.00
20090616-0055701

SPECIAL WARRANTY DEED

THIS DEED, between Aurora Loan Services, LLC organized and existing under the laws of the United States of America, hereinafter called Grantor, and Lisa Smith and Debbie Graham** hereafter called Grantee.

**Joint Tenants with Rights of Survivorship

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Lot Number 174, Block "Q" on the Map of Lindsley Property as of record in Plan Book 2, Page 92, of the Chancery Court of Nashville, Tennessee.

Said Lot Number 174 fronts 50 feet on the North side of Boscoble Street, and runs back between parallel lines 150 feet to an alley.

This legal description is identical with that in Deed of Trust recorded in Instrument 20061011-0126481 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument 20090220-0014770 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Aurora Loan Services, LLC

Title: Norma J. Dudgeon, AVP

By: LPS Asset Management Solutions, its attorney in fact

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma J. Dudgeon, AVP EPS Asset Management Solutions, as Attorney-in-Fact for Aurora Loan Services with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact 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 Official Seal at Office this 2Co day of May, 2009.

ODETA KAPATAYES
Notary Public
State of Colorado

Odeta Kapatayes
NOTARY PUBLIC

My Commission Expires: 1/23/2012

STATE OF TN
COUNTY OF Davidson

I 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, is ~~$XXXXXX~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.
*$60,000.00

Affiant

Subscribed and sworn to before me this the 9 day of June, 2009.

Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 7-24-10

Property Address: 1415 Boscobel Street, Nashville, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lisa Smith and Debbie Graham
4655 Pond Creek Rd.
Pegram, TN 37143

Map & Parcel 08313033300

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212