BILL GARRETT, Davidson County
Trans:T20090042689 DEEDWARR
Recvd: 06/25/09 15:48 4 pgs
Fees:23.00 Taxes:582.75
20090625-0059340

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNA-090400030S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Thanassis Trikas	SEND TAX BILL TO: Thanassis Trikas	MAP/PARCEL NUMBERS: 18000000701
(Name) 1266 Foothills St. ~~6560 HOLT RD~~	(Name) 1266 Foothills St. ~~6560 HOLT RD~~	
(Address) Redwood City, CA ~~Nashville, TN 37211~~	(Address) Redwood City, CA ~~Nashville, TN 37211~~	
(City) (State) (Zip) 94061	(City) (State) (Zip) 94061	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, NATIONSTAR MORTGAGE, LLC, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Thanassis Trikas, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 6560 HOLT RD, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the June 19 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

NATIONSTAR MORTGAGE, LLC

BY: _____

NAME: MICHELLE SMITH, REO MGR

ITS: _____

ANGILIA WALLACE
NOTARY PUBLIC
State of Texas
Comm. Exp. 12-05-2010

State of TEXAS
County of DENTON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHELLE SMITH, REO MGR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the REO MGR (Title of person signing) of Nationstar Mortgage LLC (Name of Company), a limited liability corp, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Nationstar Mortgage LLC for the purposes therein contained.

Witness my hand and official seal, at office in June 19, this 2009.

_____
Notary Public
My Commission Expires: 12/05/2010

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 157,500.00

_____
Affiant

Subscribed and sworn to before me this 23rd day of June, 2009.

_____
Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RE: 6560 HOLT RD, Nashville TN 37211

EXHIBIT "A"

LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

A TRACT OF LAND IN THE 6TH, FORMERLY THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON HOLT ROAD DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF GRANTOR'S (PHILLIPS) PROPERTY AND TEH SOUTHEAST CORNER OF THE TUCKER PROPERTY IN THE NORTH MARGIN OF HOLT ROAD, THENCE NORTH 1 DEGREE 30 MINUTES EAST 73 FEET TO A POINT; TEHNCE NORTH 15 DEGREES 00 MINUTES WEST 40 FEET TO A POINT; THENCE NORTH 3 DEGREES 15 MINUTES EAST 499 FEET TO AN IRON PIN; THENCE SOUTH 86 DEGREES 15 MINUTES EAST 208.6 FEET TO AN IRON PIN; THENCE SOUTH 1 DEGREE 45 MINTUES WEST 613 FEET TO A POINT IN THE NORTH MARGIN OF HOLT ROAD; THENCE NORTH 85 DEGREES 30 MINUTES WEST WITH THE NORTH MARGIN OF HOLT ROAD 209 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROEPRTY CONVEYED BY TRUSTEE'S DEED TO NATIONSTAR MORTGAGE, LLC IN INSTRUMENT NO. 20080902-0089182.

RE: 6560 HOLT RD, Nashville, TN 37211

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 6560 HOLT RD, Nashville, TN 37211