Record 1st

BILL GARRETT, Davidson County
Trans:T20090042840 DEEDWARR
Recvd: 06/26/09 11:03 2 pgs
Fees:13.00 Taxes:525.40
20090626-0059549

S&K #: 08-010978

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 Addam Pence hereafter called Grantee.

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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the West 37.5 feet of Lot Number 185, on the Plan of North Nashville Real Estate Company's property, as recorded in Book 21, Page 105, in the Register's Office of Davidson County, Tennessee.

Said Lot Number 185 fronts 37.5 feet on the South side of Buchanan Street and runs back between parallel lines along the East margin of 6th Avenue North, formerly High Street, 100 feet to an alley.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20070524-0061846 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20090105-0000684 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 of LPS Asset Management Solutions, as Attorney-in-Fact for Aurora Loan Services LLC. 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 11 day of May, 2009.

ODETA KAPATAYES
Notary Public
State of Colorado

Odeta Kapatayes
NOTARY PUBLIC

My Commission Expires: 11/23/2012

STATE OF Colorado
COUNTY OF Jefferson

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 *~~$130,000.00~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.
*$142,000.00

Affiant Norma J. Dudgeon, AVP

Subscribed and sworn to before me this the 11 day of May, 2009.

ROBERT SCHNEIDER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

Notary Public

My commission expires: 3-25-12

Property Address: 519 Buchanan Street, Nashville, TN 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Addam Pence
1350 Rosa L. Parks Blvd.
Nashville, TN 37208

Map & Parcel 081080431.00

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