Prepared By and Return to:
McCalla Raymer, LLC
900 Holcomb Woods Parkway
Roswell, GA 30076

BILL GARRETT, Davidson County
Trans:T20090046561 DEEDWARR
Recvd: 07/10/09 15:35 4 pgs
Fees:23.00 Taxes:917.60
20090710-0064773

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Richie and Lisa Henderson (Name)	Fed Bank (Name)	Map: 117-03-14
2600 Hillsboro Pike, #353 (Address)	50 Franklin Street (Address)	Parcel: 353.00CO
Nashville, TN 37212 (City) (State) (Zip)	Clarksville, TN 37040 (City) (State) (Zip)	

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, Aurora Loan Services, LLC by First American REO Servicing as Attorney in Fact, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Richie Henderson and Lisa Henderson, the Grantee(s) herein, their successors, heirs and assigns, that certain

X Improved unimproved real estate located at 2600 Hillsboro Pike Apt. 353, Nashville, 37212, in Davidson, TN, 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.

Witness our hand as of the 23rd day of June, 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.

Aurora Loan Services, LLC by First American REO Servicing as Attorney in Fact

By: _____ (Seal)

Its: Michael Harnden Portfolio Manager

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Harnden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Portfolio Manager (title) for Aurora Loan Services, LLC by First American REO Servicing as Attorney in Fact, to execute this instrument on its behalf.

Witness my hand and seal this 23 day of June, 2009.

_____
Notary Public at Large

My commission expires: 11-13-2011

FRANCINE SCHUSTER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 11/13/2

State of Tennessee

County of Davidson

I, or we, hereby swear or affirm that to the best Affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $248,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this 10th day of July, 2009

_____
Notary Public
My commission expires: 11-22-2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being
Unit 353 on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as determined under Master Deed of record in Instrument Number 20051005-0119789 as amended in Instrument Number 20060210-0016562 and Instrument 200609190116052, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Land Trust Group, LLC by Quit Claim Deed dated 10/27/2006, recorded on 11/17/2006 at Instrument No. 20061117-0142768, Davidson County, Tennessee. Subject to taxes for the 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto SCT 20071018-0048156

also see ref # 20090710006422

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 the 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.

REO#: 0123227894
File #: 2269
Document Type: Exhibit "B"
Asset Property Address 2600 Hillsboro Pike Apt. 353
Nashville, TN 37212