BILL GARRETT, Davidson County
Trans:T20090047339 DEEDWARR
Recvd: 07/14/09 14:23 2 pgs
Fees:13.00 Taxes:436.60
20090714-0065917

This Instrument is Prepared by and Return to:
Continental REO Services, Inc.
7777 Bonhomme Avenue, Suite 1100
Clayton, MO 63105
(314) 862-2447

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 10th day of June, 2009, by and PHH Mortgage Corporation hereinafter called GRANTOR, party of the first part, has bargained and sold, and by these presents does transfer and convey unto Vatressa R. Hudson , Grantee, party of the second part, whose address is: 3533 Laketowne Drive, Antioch, Tennessee 37013.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) the receipt of which is hereby acknowledged, the said GRANTOR has bargain and sold and does herby bargain, sell, convey and confirm unto the said Grantee, the follow described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 144, on the Plan of Lake Towne Park, Section VII, of record in Book 7900, Page 402, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. Stotler and wife, Kelley R. Stotler by deed from Ezell Satterwhite, Jr. and wife, Monica Satterwhite (formerly Monica L. Hooten), dated July 29, 1996, recorded August 2, 1996, of record in Book 10142, Page 398, re-recorded in Book 10363, Page 96, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert P. Graham and wife, Melissa Graham by deed from Thomas J. Stotler and wife, Kelley R. Stotler, dated August 15, 2007, recorded August 27, 2007, of record in Instrument No. 20070827-0102234, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to PHH Mortgage Corporation by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated January 19, 2009, recorded February 13, 2009, of record in Instrument Number 20090213-0012726, Register's Office for Davidson County, Tennessee.

Tax ID: 150-11-0-320.00

The property hereinabove described was acquired by PHH Mortgage Corporation by instrument recorded in Book* _____ Page _____ in the aforesaid County and State.
* INSTRUMENT NO. 20090213-0012726

TO HAVE AND TO HOLD the same to the said Grantee his/her/its heirs/successors and assigns, the Grantor's successors and assigns hereby covenanting with the Grantee and his/her heirs and assigns that the title so conveyed is free of any encumbrances by or through the Grantor.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above. The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through, or under the Grantor and no other. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor occurring solely during the period of Grantor's ownership of the subject real estate.

IN TESTIMONY WHEREOF, witness the name of Grantor, herein the date and year first above written.

PHH Mortgage Corporation by NRT REO Experts, LLC, its Attorney-in-Fact

By: _____

Its: Ximena Wolf
~~Asst Vice-Pres~~

NRT REOExperts LLC Limited Liability Company SEAL January 1, 2009 Delaware

State of Florida)
) ss.
County of Broward)

On this 16 day of June, 2009, before me, the subscriber, a Notary Public in and for said county and State, personally came Ximena Wolf, as AVP of NRT REO Experts, LLC, as Attorney-in-Fact for PHH Mortgage Corporation, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

_____
Notary Public

JENNIFER COHEN
MY COMMISSION # DD 785243
EXPIRES: May 4, 2012
Bonded Thru Notary Public Underwriters

Property Address: 3533 Laketowne Drive

I, or we, hereby swear or affirm that the actual consideration for this Transfer or value of the property transferred, whichever is greater is $118,000.00, which amount is equal to or grater than the amount which the property transferred would summon at a fair voluntary sale.

_____
Affiant ~~(Buyer)~~

Subscribed and sworn to before me this 25th day of June, 2009

New Property Owner and
Send Tax Bills to:
Vatressa r. Hudson
3533 Laketowne Drive
Antioch, Tennessee 37013

_____, Notary Public

My Commission Expires: 9-19-09

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY