931409 SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 23 day of June, 2009, by and between, **New South Federal Savings Bank, via Mortgage Electronic Registration Systems, Inc., as it's nominee,** party of the first part, and **Christiane Buggs and Chrystal Cunningham,** parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit :

BEING Lot 6, PLAN OF RESUBDIVISION FOR THE REMAINDER OF LOTS 4 THRU 8 AND PART OF LOT 3 OF THE SUBDIVISION OF THE EAST PART OF LOT 10 OF THE HARDING BOSELY TRACT, as shown on plat of record in Plat Book 20030516-0067328, as revised in Instrument No. 20030314-0034331, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property Known as: 1916 Ed Temple Boulevard, Nashville, Tennessee, 37208

Parcel Id No.: 081060A00600CO

This being the same property conveyed to **Mortgage Electronic Registration Systems, Inc., as nominee for New South Federal Savings Bank,** by Substitute Trustee's Deed of record in Instrument Number 20030314-0034331, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for any Declarations, Covenants, Conditions, Easements and Restrictions of record in Instrument Number 20030516-0067328 and Instrument Number 20030314-0034331 in the Davidson County Register's Office and 2009 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

New South Federal Savings Bank, via Mortgage Electronic Registration Systems, Inc., as it's nominee

By Terri S. Zellner- AVP

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me a Notary Public, Terri S Zellner with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the AVP of New South Federal Savings Bank, and is authorized to execute this instrument on behalf of New South Federal Savings Bank.

WITNESS my hand an Official Seal this 23 day of June, 2009.

Donna Wood
NOTARY PUBLIC

My Commission Expires: 1/27/10

DONNA WOOD NOTARY PUBLIC ALABAMA STATE AT LARGE

BILL GARRETT, Davidson County
Trans:T20090047933 DEEDWARR
Recvd: 07/16/09 10:08 2 pgs
Fees:13.00 Taxes:462.50

20090716-0066658

STATE OF Alabama
COUNTY OF Jefferson

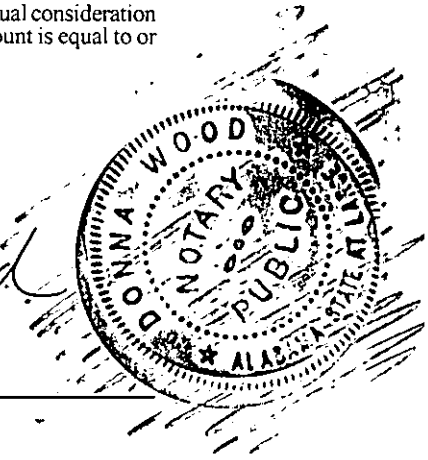
I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Shelley Payne
AFFIANT

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

Donna Wood
NOTARY PUBLIC

My commission expires: 1/27/10



Property Address: To New owner:
1916 Ed Temple Boulevard
Nashville, TN 37208

Name of Christian Buggs and Chrystal Cunningham

~~New Owner and~~ Mail Tax Bills to:
~~Christiano Buggs and Chrystal Cunningham~~
United Wholesale Mortgage
555 South Adams Road, Birmingham, MI 48009

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427

Return to:
Anchor Title
164 Rosa L. Parks Blvd
#203
Nashville, TN 37203