BILL GARRETT, Davidson County
Trans:T20090056392 DEEDWARR
Recvd: 08/18/09 13:10 2 pgs
Fees:13.00 Taxes:251.23
20090818-0077666

S&K #: 09-016376

SPECIAL WARRANTY DEED

THIS DEED, between Aurora Loan Services organized and existing under the laws of the United States of America, hereinafter called Grantor, and Katherine Wright 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:

The following described property in Davidson County, Tennessee, to-wit:

Lot 76, on the Plan of Parkwood Estates, Section 1, recorded in Book 2900, Pages 119 and 120, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument# 200609270119573 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 200905180045158 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

Title: Norma J. Dudgeon, AVP

By: LPS Asset Management Solutions, its attorney in fact

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

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, AVP PS Asset Management Solutions, as Attorney-in-Fact for Aurora Loan Services 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 23 day of July, 2009.

EMILY KORNBAU
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/17/2013

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TN
COUNTY OF Davidson

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 $67,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 7 day of August, 2009.

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 7-24-10

Property Address: 3105 Meadowside Lane, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Katherine Wright
3105 Meadowside Ln.
Nashville, TN 37207

Map & Parcel 06002010600

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