BILL GARRETT, Davidson County
Trans:T20090058499 DEEDWARR
Recvd: 08/26/09 12:21 3 pgs
Fees:18.00 Taxes:388.50
20090826-0080323

jamie Donnell 9547004105

TENNESSEE
SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
1150 Blythe Ferry Road Cleveland,Tn 37312	Alphus Ledford (single) 1150 Blythe Ferry Rd Cleveland,TN 37312	020-00-0-075.00

THIS INDENTURE, Made this 25th day of August, 2009, BETWEEN Walter Mortgage Company, LLC, having an address of P.O. Box 31601, Tampa, Florida 33631-3601, the party of the first part, and
Alphus Ledford (single) 1150 Blythe Ferry Road, Cleveland,TN 37312
of the County of Davidson and State of Tennessee, party of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of $105,000.00--One hundred five thousand and no/100--- Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto said party of the second part, and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Davidson and State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed the day and year above written.

WALTER MORTGAGE COMPANY

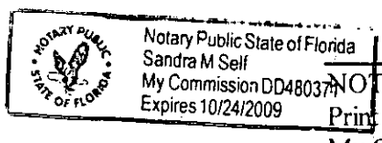
By: _____
Name: Joe Kelly
Title: Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Joe Kelly with whom I am personally acquainted and who upon his/her oath acknowledged him/herself to be the Vice President of Walter Mortgage Company, the within named bargainor corporation and that (s)he, as such Joe kelly being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe Kelly as such Vice President.

Witness my hand and official seal of office at Tampa, Hillsborough County, Florida on this the 25th day of August, 2009.



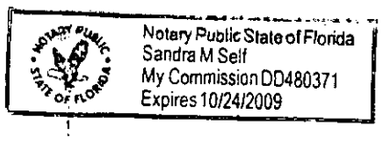
Sandra M. Self
NOTARY PUBLIC
Print Name: Sandra M. Self
My Commission Expires:

STATE OF Florida
COUNTY OF Hillsborough

The actual consideration or value, whichever is greater for this transfer is $105,000.00

Affiant: Joe Kelly, Vice President

Subscribed and Sworn to before me, this the 25th day of August, 2009.



Sandra M. Self
NOTARY PUBLIC
Print Name: Sandra M. Self
My Commission Expires:

THIS INSTRUMENT PREPARED BY:
Jeffrey P. Thofner, Esquire
P. O. Box 31601
Tampa, FL 33631-3601
JPT-L-51.JWH (Rev. 7/01)

AFTER RECORDING RETURN TO:
Walter Mortgage Company
P. O. Box 31601
Tampa, FL 33631-3601
Attn: Sandra Self

Exhibit A

LAND in Davidson County, Tennessee, Being Lot No. 21 on the Final Plat of Section Three, Jacobs Valley, of record in Plat by Instrument No. 20021010-0124310 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to the Grantors by deed which is being placed of record by Instrument No. 20080514-0049368 in the Register's Office for Davidson County, TN, recorded on 5/14/2008

Less and except any road right of ways of record. Grantor does not assume any liability for unpaid taxes.