(3)

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20090070519 DEEDWARR
Recvd: 10/16/09 10:47 2 pgs
Fees:13.00 Taxes:388.50
20091016-0095922

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 6 day of October, 2009 by and between Aurora Loan Services, LLC, hereinafter called Grantor, and Ronnie L. Biggs, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being Apartment Unit No. 1203, of Wessex Towers Condominium created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and established by Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, as amended in Book 5599, Page 39, and further amended in Book 5792, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, Reference is hereby made to the plat of Wessex Towers Condominium Apartments, as of record in Book 5200, Page 142, as amended in Book 5210, Page 271, Book 559, Page 39, Book 5792, Page 982, and Book 5800, Page 1, said Register's Office, for a more complete identification and description of such Unit.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property.

Being the same property conveyed by Quit Claim Deed of record in Instrument Number 20091008-0093648, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 14th day of October, 2009.

Aurora Loan Services by New Vista
Asset Management, its attorney in fact

BY: _____

STATE OF Pennsylvania

COUNTY OF Philadelphia

Before me, the undersigned Notary Public in and for said County and State, personally appeared Victor Parisi with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Power of Attorney of New Vista Asset Management, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of Aurora Loan Services, by and through New Vista Asset Management, as its attorney-in-fact and as the free act and deed of the within named Aurora Loan Services.

Witness my hand and Official Seal at office this 14th day of October, 2009.

Denise Boccella
Notary Public

NOTARIAL SEAL
Denise Boccella, Notary Public
City of Philadelphia, Philadelphia County
My commission expires April 27, 2010

My Commission Expires: 4/27/2010

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Property Address: 6666 Brookmont Terrace 1203, Nashville, TN 37205
Parcel # 129-141A-136.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Ronnie L. Biggs
6666 Brookmont Terrace, Unit 1203
Nashville, Tennessee 37205

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $ 105,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2009.

Notary Public
My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010