RESOURCE TITLE AGENCY, INC.
2639 Elm Hill Pike, Suite 350
Nashville TN 37214

Davidson County DEEDWARR
Recvd: 11/04/09 15:09 4 pgs
Fees:23.00 Taxes:155.40
20091104-0102100

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this October 13, 2009, by and between **IMB REO, LLC,** herein called Grantor, and **LINDA C. DOWELL**, herein called Grantee,

WITNESSETH: That for and In consideration of FORTY TWO THOUSAND AND 00/100 DOLLARS ($42,000.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in County of **DAVIDSON,** State of **TENNESSEE.**

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record recorded in the DAVIDSON COUNTY REGISTER, TENNESSEE under Instrument#

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that she is lawfully seized in fee of the aforesaid real estate; that she has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

1. City of ——— taxes for the year ———, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of DAVIDSON taxes for the year 2009, and all subsequent years, the amount of which are not yet ascertainable, due or payable.

2. Other exceptions if any listed below.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, Claiming by, through, or under it, but not further or otherwise.

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

This instrument was prepared by: IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., RONALD S. OSIMANI 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166

WITNESS the signature of the Grantor the day and year first above written.

IMB REO, LLC

By _____

Title Terri Hunter
Vice President
HLS-REO

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned notary public of the State and County mentioned, personally appeared Terri Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the VP REO of **IMB REO, LLC** the within named bargainor, a corporation, and that as such Terri Hunter, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as VP REO.

WITNESS my hand and notarial seal at office this 13 day of Oct, 2009.

My commission expires: 9/17/13

_____
Notary Public

Witness my hand, at office:

MICHAEL T. ALBERS
Notary Public, State of Texas
My Commission Expires
September 17, 2013

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ($42,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant Benjamin Gale

MICHAEL T. ALBERS
Notary Public, State of Texas
My Commission Expires
September 17, 2013

Witness my hand, at office:

_____
NOTARY PUBLIC

My Commission Expires: 9/17/13

Property Address: **614 ALISON COURT, NASHVILLE, TENNESSEE 37217**
Owner's Name: **LINDA C. DOWELL**
Owner's Address: **614 ALISON COURT, NASHVILLE, TENNESSEE 37217**

This instrument was prepared by: IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., RONALD S. OSIMANI 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166

Tax ID: 149-08-0-072.00

Send Tax Bills to: LINDA Dowell
708 MARSWEN DR
NASHVILLE TN 37216

Escrow File No.: **RT10406**

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24-A, Zone Lot Division Lot Nos. 10-16, 18-73 Edge-O-Lake, Section 21, as of record in Book 6250, Page 111, Register's Office for said County.

Said Lot No. 24-A fronts 36.66 feet on the northerly margin of Alison Court and extends back 158.54 feet on the westerly line and 161.24 feet on the easterly line to a dead line in the rear, measuring 36.68 feet thereon.

Being the same property conveyed to IMB REO LLC by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated July 16, 2009 and recorded August 10, 2009 of record in Instrument No. 20090810-0074962, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Karen Winkler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Winkler

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jean Peterson, a notary public for this county and state, Karen Winkler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jean K Peterson

Notary's Signature

My Commission Expires: 12-19-11

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011