STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ DALLAS

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Subscribed and sworn to before me, this 30 day of October, 2009.

Angela Wade
Assistant Secretary

My Commission Expires:

Affiant

SHANIQUIA CLARK
Notary Public, State of Texas
My Commission Expires
September 09, 2010

Notary Public

BILL GARRETT, Davidson County
Trans: T20090086328 DEEDWARRSP
Recvd: 12/23/09 10:53 2 pgs
Fees: 13.00 Taxes: 481.00

20091223-0116723

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BOULEVARD, SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
SHARON BURRUS 3132 BRIDGEPOINT DRIVE NASHVILLE, TN 37207 MAP & PARCEL NO. 059-04-0 A 001.00 CO	First Community Mortgage, Inc. 1610 South Church St; Ste A Murfreesboro, TN 37130

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AMERICAN HOME MORTGAGE SERVICING, INC.,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

SHARON BURRUS, a single woman

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being all of Lot No. 149, on the Final Plat of Phase I, Brookview Subdivision, as shown of record in Instrument 200502090015100, as amended by Surveyor's Certificate of Correction of record in Instrument 200508260102256, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to American Home Mortgage Servicing, Inc., by Quitclaim Deed from Lachetis Brown a/k/a Lachetis Osborne Brown and husband, Terrance Brown, dated September, 29, 2009, and filed of record on September 30, 2009, in Instrument No. 20090930-0090739, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *3132 Bridgepoint Drive, Nashville, TN 37207*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 30 DAY OF OCTOBER, 2009.

AMERICAN HOME MORTGAGE SERVICING, INC.

By: Susan Christy
Its: Vice President

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SUSAN CHRISTY, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the VICE President of American Home Mortgage Servicing, Inc., the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 30 day of October, 2009.

My Commission Expires: 9-9-2010

SHANIQUIA CLARK
Notary Public, State of Texas
My Commission Expires
September 09, 2010

Notary Public

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SPECIAL WARRANTY DEED

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