This instrument prepared by:
Shapiro & Kirsch, LLP
6055 Primacy Pkwy Ste 410
Memphis, TN 38119
S&K #: 09-016369

Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

SPECIAL WARRANTY DEED

THIS DEED, between Aurora Loan Services LLC organized and existing under the laws of the United States of America, hereinafter called Grantor, and FELICIA Gibson THOMAS, hereafter called Grantee.
*unmarried

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:

Land in Davidson County, Tennessee, being Lot Number 73 on the Plan Antioch Park, Section I, as of record in Book 3600, Page 96, Register's Office for said County.

Said Lot Number 73 fronts 78.00 feet on the Northwesterly side of Benzing Road and extends back 165.20 feet on the Southwesterly line and 174.70 feet on the Northeasterly line, to a line in the rear on which it measures 70.06 feet.

There is also conveyed a certain easement over and across a small triangular part of Lot Number 74 on said Plan beginning at the common front corner of Lots Number 73 and 74, running Northerly along the line between said two lots to the common rear corner of Lots 73 and 74; thence Westwardly along the rear line of Lot Number 74. 1.56 feet to a point; thence Southwardly along a straight line a distance of 165.2 feet, more of less, to the point of beginning, said easement having been granted by Mrs. Dorris Ray Sneed to Ellis Eking and wife, Anita G. King, their heirs and assigns, by Instrument of record in Book 4424, Page 819, Register's Office for Davidson's County Tennessee.

This legal description is identical with that in Deed of Trust recorded in INSTRUMENT NO 20070712-0083111 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in INSTRUMENT NO 20090526-0047810 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 LLC

Title: AVP
Norma J. Dudgeon
By: LPS Asset Management Solutions, Inc., its attorney in fact

BILL GARRETT, Davidson County
Trans:T20090087063 DEEDWARRSP
Recvd: 12/29/09 10:31 2 pgs
Fees:13.00 Taxes:403.30
20091229-0117836

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 of LPS Asset Management Solutions, Inc., as Attorney-in-Fact for Aurora Loan Services LLC 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 30 day of October, 2009.

Diane C. Jones
NOTARY PUBLIC

DIANE C JONES NOTARY PUBLIC STATE OF COLORADO My Commission Expires 10-17-2012

My Commission Expires: 10/17/2012

STATE OF Colorado
COUNTY OF Jefferson

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 $109,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Norma J. Dudgeon, AVP LPS Asset Managment Solutions, INC as Attorney in Fact

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

Diane C. Jones
Notary Public

DIANE C JONES NOTARY PUBLIC STATE OF COLORADO My Commission Expires 10-17-2012

My commission expires: 10/17/2012

Property Address: 78 Benzing Road, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FELICIA THOMAS
78 Benzing Road
Antioch TN 37013

Map & Parcel 16207001200

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