Prepared By and Return to:
McCalla Raymer, LLC.
6363 Poplar Avenue, Suite 440
Memphis, TN 38119

BILL GARRETT, Davidson County
Trans:T20090087650 DEEDWARRSP
Recvd: 12/30/09 14:39 4 pgs
Fees:23.00 Taxes:493.95
20091230-0118593

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Austin R. Wells	Austin R. Wells	072-03 324
(Name)	(Name)	
	Mortgage Investors Group	
(Address)	(Address)	
1201 Shelton Ave.	8320 E. Walker Springs Ln.	
(City) (State) (Zip)	(City) (State) (Zip)	
Nashville, TN 37212	Knoxville, TN 37923	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Aurora Loan Services, LLC, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Austin R. Wells, the Grantee(s) herein, their successors, heirs and assigns, that certain

X Improved unimproved real estate located at 1201 Shelton Avenue, Nashville, 37216, in Davidson, TN, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 hand as of the 1st day of December, 2009 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Aurora Loan Services, LLC by First American REO Servicing, a division of First American Default Information Services, LLC as Attorney in Fact

By: _____ (Seal)

Its: _____

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jason Bobrin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Portfolio Manager (title) for First American REO Servicing, a division of First American Default Information Services, LLC as Attorney in Fact for Aurora Loan Services, LLC, to execute this instrument on its behalf.

Witness my hand and seal this 1 day of December, 2009.

Shannon L. Weiser
Notary Public at Large

My commission expires: 3/3/10

SHANNON L. WEISER NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 03/03/2010

State of Tennessee

County of Williamson

I, or we, hereby swear or affirm that to the best Affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $133,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

x Kurtin R. Wells
AFFIANT

Subscribed and sworn to before me this 23rd day of December, 2009.

Jennifer S. Dunlap
Notary Public
My commission expires: 9/23/13

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Exhibit "A"

Being the Westerly 66 feet of Lot Number 75 on the Plan of Inglewood Place of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee. Said part of Lot Number 75 fronts 66 feet on the Northerly side of Shelton Avenue and extends back between parallel lines; 189.75 feet to a dead line.

Being the same property conveyed to Aurora Loan Services, LLC, its successors and assigns, in fee simple forever, by Trustee's Deed at 20090810-0074978.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that Same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.