RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21ST AVE. S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

BILL GARRETT, Davidson County
Trans:T20100002246 DEEDWARRSP
Recvd: 01/12/10 11:08 3 pgs
Fees:18.00 Taxes:179.45
20100112-0002853

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

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Elizabeth Bradley	First American Tax Service	
(Name)	(Name)	
2417 Branch Street	Mail Code DFW 4-3	MAP 072-11
(Address)	(Address)	
Nashville, TN 37216	1 First American Way	Parcel 86.00
(City) (State) (Zip)	(City) (State) (Zip)	
	Westlake, TX 76262	

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 Elizabeth Bradley, the Grantee(s) herein, their successors, heirs and assigns, that certain

X Improved unimproved real estate located at 2417 Branch Street, 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 15th 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: _____ (Seal)

Its: AVP

STATE OF Colorado
COUNTY OF Douglas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Richard McGill, 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 AVP (title) for Aurora Loan Services LLC. to execute this instrument on its behalf.

Witness my hand and seal this 15 day of December, 2009.

Melissa Romero
NOTARY PUBLIC
State of Colorado

Melissa Romero
Notary Public at Large

My Commission Expires Nov 04, 2012

My commission expires:

State of Tennessee

County of Davidson

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 $ 48,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Terri D. Jackson
AFFIANT

Subscribed and sworn to before me this 30th day of December, 2009

Pam McBroom
Notary Public
My commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Exhibit "A"

Beginning at a point in the westerly margin of Branch Road 754 feet more or less south of the south margin of Branch Road or McGavock Pike; thence westerly 213.6 feet to point which is 771 feet more or less south of the south margin of Branch Road or McGavok Pike; thence southerly 55 feet to a point at the southwest corner of Lot 16; thence with the south line of the same, easterly 213.6 feet to the west margin of Branch Road; thence with margin of the same, northerly 55 feet to the beginning.

Being the same property conveyed to Verdell Freeman Gooch, aka Verdell Freeman by Final Decree of Divorce recorded in Book 6431, Page 540, Register's Office of Davidson County, Tennessee.

Being also the same property conveyed to Aurora Loan Services by Substitute Trustee's Deed of record in Instrument Number 20090929-0090292, Register's Office for Davidson County, Tennessee.

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.