RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

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

BILL GARRETT, Davidson County
Trans:T20100004238 DEEDWARRSP
Recvd: 01/21/10 16:09 3 pgs
Fees:18.00 Taxes:296.00
20100121-0005480

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Janeen Griffin	West Star Mortgage, Inc. Janeen Griffin	
(Name)	(Name)	
1834 4th Avenue North	3350 Commission Court	Map 081-04 Parcel 162
(Address)	(Address)	
Nashville, TN 37208	Woodbridge, VA 22192	
(City) (State) (Zip)	(City) (State) (Zip)	

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 Janeen Griffin, the Grantee(s) herein, their successors, heirs and assigns, that certain

X Improved unimproved real estate located at 1834 4th Avenue N., Nashville, 37208, in Davidson, TN, described in Exhibit A attached hereto.

R * an unmarried woman

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 14th 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: _____

Jason Bobzin Portfolio Manager

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 Bobzin, 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 _____ (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.

SHANNON L. WEISER NOTARY PUBLIC STATE OF COLORADO

Witness my hand and seal this 14 day of December, 2009.

Notary Public at Large

My commission expires: 3/3/10

Commission Expires 03/03/2010

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 $ 80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 15th day of January, 2010

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 1/8/2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of D.T. McGavock's Addition to Nashville, as of record in Book 21, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Aurora Loan Services, LLC by Substitute Trustee's Deed from Patrick Taggart, Substitute Trustee of record in Instrument 200907290070857, Register's Office for Davidson County, Tennessee.