#9340

BILL GARRETT, Davidson County
Trans:T20100009983 DEEDWARRSP
Recvd: 02/19/10 10:21 4 pgs
Fees:23.00 Taxes:166.50
20100219-0012766

Commitment Number: 2131768
Seller's Loan Number: 9340

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
David A. Ellis, 824 Edgewood Pl Whitefish, MT 59937

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04900012700

SPECIAL/LIMITED WARRANTY DEED

Sclene RMOF REO Acquisition, LLC, whose mailing address is **9990 Richmond Ave Suite 400S Houston, TX 77042**, hereinafter grantor, for $45,000.00 (Forty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **David A. Ellis**, unmarried, hereinafter grantee, whose tax mailing address is **824 Edgewood Pl., Whitefish, MT 59937**, the following real property:

All that certain parcel of land situated in the 12th Civil District of Davidson County, Tennessee, being known and designated as follows: Land in the 12th Civil District of Davidson County, Tennessee, being Lot No 1 of Block A of the unrecorded plan of the Jack Burton Subdivision and described according to a survey made by Hickerson and Hickerson, Engineers, dated Dec. 22, 1960, as follows: Beginning at a point is the northerly margin of West Green Lane, formerly Smith's Lane, 1410 feet more or less from the westerly margin of White's Creek Pike; thence north 12° west 255 feet to an iron pin; thence south 89° 56' east 100 feet to an iron pin; thence south 11° 47' cost 250 feet along the westerly margin of the G.H. Gregory property to the northerly margin of said West Green Lane; thence westerly along the

northerly margin of said West Coven Lane, 100 feet to the point of beginning. Being the same property as conveyed from Shapiro & Kirsch, LLP to Selene RMOF REO Acquisition LLC, as described in Doc# 20091223-0116769, Dated 02/11/2005, Recorded 12/23/2009 in DAVIDSON County Records.
Property Address is: 648 W Green Ln., Nashville, TN 37207.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20091223-0116769** recorded 12-23-09

Executed by the undersigned on February 4th, 2010:

Selene RMOF REO Acquisition, LLC

By: Carter Nicholas

Its: Vice President

STATE OF Texas
COUNTY OF Harris

The foregoing instrument was acknowledged before me on February 4th, 2010 by Carter Nicholas its Vice President on behalf of **Selene RMOF REO Acquisition, LLC**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

MARC A. WILKES
Notary Public, State of Texas
My Commission Expires
May 05, 2013

Notary Public

Marc A Wilkes
my comm exp: 5-5-2013

Maximum principal indebtedness for Tennessee recording tax purposes is 45000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Harris

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $45,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4th day of February, 2010.

Affiant

Carter Nicholas
Print Name

(Seal)

MARC A. WILKES
Notary Public, State of Texas
My Commission Expires
May 05, 2013

Notary Public

My commission expires:

May 5, 2013

Marc A. Wilkes
Print Name