AFTER RECORDING RETURN TO: GRIFFIN, CLIFT, EVERTON & THORNTON PLLC
6489 QUAIL HOLLOW, SUITE 100, MEMPHIS,
file #C3044890 cjt/pwf

BILL GARRETT, Davidson County
Trans:T20100014192 DEEDWARRSP
Recvd: 03/10/10 09:28 3 pgs
Fees:18.00 Taxes:962.00
20100310-0018308

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of March, 2010 by and between **Aurora Loan Services, LLC,** party of the first part, and **Cathy J. Plappert** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "B" on the Map of Belmont Terrace Annex, No. 4, of record in Book 974, page 97, Register's Office for Davidson County, Tennessee, said Lot No. 9 fronts 65 feet on the southwesterly side of Primrose Circle and runs back between parallel lines 160 feet to the margin of Tennessee Central Railroad right-of-way. INCLUDED in the above description, but specifically EXCLUDED from this conveyance is that property conveyed to State of Tennessee of record in Book 4773, Page 489, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the south boundary of this property, said point being South 55 deg. 21 min. West 108.1 feet along the said south boundary from its intersection with the west margin of Primrose Circle at another point that is 703 feet south and west of the east exit of Primrose Circle on Primrose Avenue; thence along the said south boundary South 55 deg. 21 min. West 51.9 feet to a point in the east right-of-way of the Tennessee Central Railroad; thence along the said right-of-way North 34 deg. 39 min. West 65.0 feet to a point; thence North 55 deg. 21 min. East 58.5 feet to a point; thence South 28 deg. 55 min. 65.3 feet to the point of beginning, and containing 3,612 square feet.

This being the same property conveyed to grantor herein by Substitute Trustee's Deed of record at Instrument No. 20100108-0001782, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, Easements and other matters of record including in Plat Book 974, Page 97; Easements of record in Book 4773, Page 489, in the Register's Office of **Davidson** County, Tennessee; year 2010 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Aurora Loan Services, LLC
By: Green River Capital, LC, Its Attorney-in-Fact

By: _____
Printed Name: MAGDALENA MATTHES, SR. VICE PRESIDENT
Title: Green River Capital, LC attorney in fact

STATE OF Utah
COUNTY OF Salt Lake

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Magdalena Matthes, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the SR. Vice President of **Green River Capital, LC**, a corporation, which caused this instrument to be executed on behalf of **Aurora Loan Services, LLC**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Aurora Loan Services, LLC.**

WITNESS my hand, at office, this 11a day of February, 2010.

Notary Public

Commission Expiration: 12/26/2011

Notary Public
CATHY RICHARDSON
220 East Morris Ave., #300
Salt Lake City, Utah 84115
My Commission Expires
December 26, 2011
State of Utah

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF17727

PROPERTY ADDRESS:
2932 Primrose Circle
Nashville, TN 37212

PARCEL ID NUMBER: 11708000300

PROPERTY OWNER & MAIL TAX BILLS TO:
Cathy J. Plappert
8 Anchorage Pointe
Louisville, KY 40223

~~STATE OF TENNESSEE~~ Utah
~~COUNTY OF~~ Salt Lake

~~I, OR WE, 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 $260,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.~~

~~AFFIANT~~ Magdalena Matthes, SR. Vice President
Green River Capital, LC attorney in fact

~~SUBSCRIBED AND SWORN BEFORE ME THIS~~ 11a ~~DAY OF~~ February, ~~2010.~~

~~NOTARY PUBLIC~~

~~COMMISSION EXPIRATION:~~ 12/26/2011

This deed is prepared with information provided by Chicago Title Ins. Co.
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STATE OF TENNESSEE
COUNTY OF SHELBY

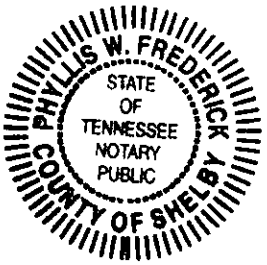
I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$260,000.00** WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Betty S. Gelb
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 4TH DAY OF MARCH, 2010.

Phyllis W. Frederick
NOTARY PUBLIC

COMMISSION EXPIRATION: 2-13-13



This deed is prepared with information provided by Chicago Title Ins. Co.