BILL GARRETT, Davidson County
Trans:T20100014442 DEEDWARRSP
Recvd: 03/11/10 08:51 4 pgs
Fees:23.00 Taxes:266.03
20100311-0018569

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-1002000965
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Lu Ann Lowe	SEND TAX BILL TO: Lu Ann Lowe	MAP/PARCEL NUMBERS: 051-03-0-108.00
(Name)	(Name)	
(Address) 102 S. Scarbrough Ct.	(Address) 102 S. Scarbrough Ct.	
(City) (State) (Zip) Gallatin, TN 37066	(City) (State) (Zip) Gallatin, TN 37066	

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 Lu Ann Lowe, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 703 Freywood Drive, Madison, TN, 37115, in Davidson County, Tennessee, 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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 3-2-10, 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 LPS Asset Management Solutions, Inc. as Attorney In Fact

By: _____

Name: Norma J. Dudgeon, AVP

Its: _____

State of Colorado
County of Jefferson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Norma J. Dudgeon, AVP who acknowledged to me that she/he is AVP (Title of person signing) of LPS Asset Management Solutions, Inc. (Name of Company), the attorney-in-fact for Aurora Loan Services, LLC, and that in its capacity as attorney-in-fact for Aurora Loan Services, LLC she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Aurora Loan Services, LLC and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 2 day of MARCH, 2010

_____
Notary Public
My Commission Expires: _____

HEIDI E. DiSANO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/17/2013

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $71,900.00

_____
Affiant

Subscribed and sworn to before me this 8th day of March, 2010

_____
Notary Public

My Commission Expires: 9/23/2013

ANGELA M. NIXON
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

RE: 703 Freywood Drive, Madison, TN 37115

TN_REO_SpecialWarrantyDeed(refi).doc
JMF / DS LD 01/17/2010 rev.

NSR-10020002658
02/25/10 @ 10:17 AM

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 82, MAP OF SECTION TWO, PLEASANT ACRES, as shown on plat of record in Plat Book 2133, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Aurora Loan Services, by Substitute Trustee's Deed recorded 10/29/09, instrument no. 20091029-0099814, in the Register's Office for Davidson County, Tennessee.

RE: 703 Freywood Drive, Madison, TN 37115

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 te 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.

RE: 703 Fraywood Drive, Madison, TN 37115