BILL GARRETT, Davidson County
Trans:T20100020688 DEEDWARRSP
Recvd: 04/08/10 09:55 4 pgs
Fees:23.00 Taxes:251.23
20100408-0026515

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
SingleSource Property Solutions 333 Technology Drive Suite 102 Canonsburg,Pa. 15317 Sandra Karbowski	REX A. FRAZIER P.O. BOX 2025 MADISON, TN 37116

FOR AND IN CONSIDERATION OF THE SUM OF Sixty-seven Thousand Nine Hundred and 00/100 Dollars ($67,900.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RESIDENTIAL CREDIT SOLUTIONS (herein, "Grantor"), whose address is 4282 N. Freeway, Fort Worth, TX 76137, hereby sells, transfers and conveys to REX A. FRAZIER, a single man (herein, "Grantee"), whose address is P.O. Box 2025, Madison, TN 37116, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property commonly known as 1008 Hunters Meadow Lane, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 9 day of March, 2010.

GRANTOR:

Residential Credit Solutions

By: Jennifer Dino
Printed Name: Jennifer Dino
Title: AVP

PIN NO: 061-15-0-060.01

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF Pennsylvania
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jenifer Dino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the AVP of Residential Credit Solutions, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 9 day of March, 2010.

[Affix Notary Seal]

Rachel Demase
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/25/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel Demase, Notary Public
Ross Twp., Allegheny County
My Commission Expires May 25, 2011
Member, Pennsylvania Association of Notaries

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 67,900.00.

GRANTEE

Grantee signature _____
Rex A. Frazier

Subscribed and sworn to under oath before me, this 2nd day of April, 2010

[Affix Notary Seal]

KEVIN S. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/22/10

EXHIBIT A

[Legal Description]

Described property located in Davidson County, Tennessee, to wit:

The westerly 70 feet of Lot No. 18 and the easterly 55 feet of Lot No. 19 on the map of the Subdivision of the Maplewood Home Tract as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee. Said part of said lots 18 and 19 front together 125 feet on the southerly side of McIver Street and runs back 87.4 feet, more or less, on the westerly line and 92.7 feet, more or less, on the easterly line to a dead line measuring 125 feet, more or less thereon.

Property commonly known as: 1008 Hunters Meadow Lane, Nashville, TN 37216

Tax ID: 061-15-0-060.01

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20090821-0078824 on August 21, 2009.

PIN NO: 061-15-0-060.01

STREET ADDRESS:

1008 Hunters Meadow Lane, Nashville, TN 37216