Davidson County DEEDWARR
Recvd: 04/12/10 10:25 8 pgs
Fees:43.00 Taxes:227.82
20100412-0027373

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
~~650 Madison Avenue,~~ ~~19th Floor,~~ ~~New York, NY 10022~~ ~~Selene Finance LP~~ TAYLOR BEAN & WHITAKER MTG CORP 315 NE 14TH ST OCALA FL 34470	Selene Finance LP 9990 Richmond Avenue Suite 100 Houston, TX 77042 Attn: Tax Department	133 16 0 021.00

This instrument prepared by:
John E. Buehner, Esq.
Troutman Sanders LLP
600 Peachtree Street, Suite 5200
Atlanta, Georgia 30308

~~After recording return to:~~
Selene Finance LP
9990 Richmond Avenue
Suite 100
Houston, TX 77042
Attn: Danny Smith

5648295

(7)

LIMITED WARRANTY DEED

41710598

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **TAYLOR, BEAN & WHITAKER MORTGAGE CORP.,** a Florida corporation, Debtor in Possession pursuant to Chap. 11 Bankruptcy Case No. 3:09-bk-07047-JAF in the United States Bankruptcy Court, Middle District of Florida, Jacksonville Division ("Grantor") has bargained and sold, and hereby transfers and conveys to **Selene RMOF REO Acquisition II LLC,** a Delaware Limited Liability Company ("Grantee"), and assigns, certain land in DAVIDSON County, Tennessee, being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property").

STATE OF FLORIDA
COUNTY OF MARION

The actual consideration or value, whichever is greater, for this transfer is $61,572.

Affiant

Subscribed and sworn to before me, this the 14th day of January, 2010.

NOTARY PUBLIC-STATE OF FLORIDA
Jennifer Brock
Commission #DD884541
Expires: MAY 10, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public
My Commission Expires: 05-10-2013

My Commission Expires
05-10-2013

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants to warrant and forever defend the right and title to the Property unto Grantee, its successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through, or under Grantor, but not otherwise, subject only to the matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

This is improved property, known as 4873 ASTER DRIVE , as more particularly described in **Exhibit "A"**.

By accepting this deed, Grantee expressly acknowledges and agrees that, except for the limited warranties of title set forth in this deed, neither Grantor nor any of its parent, officers, directors, employees, agents, representatives or attorneys (together with Grantor, the "Grantor Parties") has made any guaranties, promises, statements, assurances, representations or warranties, express or implied, to Grantee including, without limitation, any pertaining to the status of title to the Property, the suitability of the Property for any purpose, the profitability of owning or operating the Property, the physical or environmental condition thereof, the suitability, habitability or merchantability or fitness of the Property for Grantee's intended use or for any use whatsoever, the rental income or expenses thereof, the net or gross acreage contained therein, the zoning thereof, the existence or satisfaction of any local, state or federal approvals or permits for the development or use thereof, the availability or existence of water, sewer or other utilities, the existence or nonexistence of any hazardous substances or materials in, on or under the Property, or as to any other past, present or future matter whatsoever. Grantee has made such independent investigations and engaged in such other due diligence as it deems to be warranted into the physical condition, title, nature, validity, enforceability, collectability and value of the Property, and all other facts Grantee deems material for its purchase of the Property, and Grantee is entering into this transaction solely on the basis of that investigation and Grantee's own judgment. Grantee acknowledges that it has not relied, and is not relying, upon any information, document, sales brochures or other literature, maps, sketches, drawings, plans, projection, pro forma, statement, representation, guarantee or warranty (whether express or implied, oral or written, material or immaterial) that may have been given by or made by or on behalf of Grantor or any of the Grantor Parties.

GRANTEE ACKNOWLEDGES AND AGREES THAT IT HAS SATISFIED ITSELF REGARDING THE CONDITION OF THE PROPERTY, AND THAT THE PROPERTY IS BEING ACQUIRED "AS IS AND WITH ALL FAULTS." BY ACCEPTANCE OF THIS DEED, GRANTEE HEREBY ASSUMES THE RESPONSIBILITY AND RISK OF ALL DEFECTS TO AND CONDITIONS OF THE PROPERTY, INCLUDING ANY SUCH DEFECTS AND CONDITIONS THAT CANNOT BE OBSERVED BY CASUAL INSPECTION. GRANTEE HEREBY RELEASES THE GRANTOR PARTIES FROM ANY AND ALL AMOUNTS, ACTIONS, DEMANDS, CLAIMS, COSTS, EXPENSES, DAMAGES AND LIABILITIES (INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES AND COSTS) (COLLECTIVELY, THE "RELEASED LIABILITIES") RELATING TO OR ARISING FROM THE CONDITION OR STATUS OF, OR ANY OTHER MATTER IN ANY WAY PERTAINING TO, THE PROPERTY, WHETHER SUCH

RELEASED LIABILITIES ARE KNOWN OR UNKNOWN, FORESEEN OR UNFORESEEN, PATENT OR LATENT.

This deed is given pursuant to one or more orders issued pursuant to Section 363 of the Bankruptcy Code in United States Bankruptcy Court, Middle District of Florida, Jacksonville Division, in Case No. 3:09-bk-07047-JAF.

(signatures appear on the following page)

Executed this 14th day of January, 2010, and delivered and effective as of such date.

TAYLOR, BEAN & WHITAKER MORTGAGE CORP.,
a Florida corporation

By:_____
Name: Neil Luria
Title: Chief Restructuring Officer

[CORPORATE SEAL]

STATE OF FLORIDA)
COUNTY OF MARION)

Before me, JENNIFER BROCK the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Neil Luria, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Chief Restructuring Officer of Taylor, Bean & Whitaker Mortgage Corp., a Florida corporation the within named bargainor, and that as such officer of the corporation, he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Chief Restructuring Officer for the corporation.

WITNESS my hand and seal, this the 14th day of January, 2010

NOTARY PUBLIC-STATE OF FLORIDA
Jennifer Brock
Commission #DD884541
Expires: MAY 10, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

_____
Notary Public
My Commission Expires: My Commission Expires 05-10-2013

EXHIBIT "A"

Description of Property

LOT NUMBER 30 ON THE PLAN OF HIGHVIEW ACRES, AS OF RECORD IN PLAT BOOK 2331, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO TAYLOR, BEAN & WHITAKER MORTGAGE CORP. BY DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE RECORDED 03/06/2009 IN DOCUMENT NO. 09025952, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "A"

Description of Property

LOT NUMBER 30 ON THE PLAN OF HIGHVIEW ACRES, AS OF RECORD IN PLAT BOOK 2331, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION OF SAID LOT.

TAYLOR, BEAN & WHITAK
41710598 TN
FIRST AMERICAN ELS
WARRANTY DEED

WHEN RECORDED, RETURN TO:
EQUITY LOAN SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING - TEAM 1
Accommodation Recording Per Client Request

EXHIBIT "B"

Permitted Encumbrances

The conveyance and foregoing warranty of title are expressly subject to (i) any liens, conditions, restrictions, reservations and easements affecting the Property that are contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title that may have not expired by a time limitation contained therein or otherwise become ineffective, (ii) any taxes or assessments to be paid by Grantor or Grantee that are to be prorated for the year of closing as set forth herein or that are not yet due and payable, (iii) any standard printed exceptions in title insurance commitments, (iv) rights of all tenants or persons in possession of the Property, (v) any unrecorded claims for liabilities and/or encumbrances for labor and material furnished for improvements on the Property, (vi) all building and zoning ordinances, regulations and conditions, and (vii) all matters that would be revealed by a current and accurate survey of the Property.

True Copy Certification

I, Alison Smith ,do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Ohio

County of Cuyahoga

Personally appeared before me, Tiffany E. Dandy, a notary public for this county and state, Alison Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Signature

My Commission Expires: Dec. 16, 2011

Notary' Seal

