Box 10-B

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of April, 2010 by and between **Aurora Loan Services, LLC**, party of the first part, and **Hung Chen,** _____ 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:

Lot 77, Plan of the Benedict Land Co's Subdivision of the Lindsley Tract, as shown on plat of record in Plat Book 332, Page 40, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot 77 fronts 50 feet on the easterly margin of North Second Street and extends back between parallel lines 181 feet to an alley

This being the same property conveyed to grantor herein by Substitute Trustee's Deed of record at Instrument No. 20100119-0004514, 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 Book 332, Page 40, 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.

**See Limited Power of Attorney executed by Aurora Loan Services, LLC appointing Green River Capital, LC as its attorney in fact of record in Instrument No. 20090818-0077521, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20100023075 DEEDWARRSP
Recvd: 04/19/10 14:24 2 pgs
Fees:13.00 Taxes:142.45
20100419-0029365

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: Aviva [illegible] **Vice President**
Title: _____

STATE OF UT
COUNTY OF Salt Lake

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Aviva Bush, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the 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 12th day of April, 2010.

_____
Notary Public

Commission Expiration: 11/15/2010

Notary Public
JOSHUA W. NELSON
Commission #566823
My Commission Expires
November 15, 2010
State of Utah

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF17728

PROPERTY ADDRESS:
1225 N. 2nd Street
Nashville, TN 37207

PARCEL ID NUMBER: 07115033400

PROPERTY OWNER &
MAIL TAX BILLS TO:
~~[illegible]~~ HUNG CHEN
6108 Stillmeadow Dr.
Nashville, TN. 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $38,500.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

_____
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 19 DAY OF April, 2010.

_____
NOTARY PUBLIC

COMMISSION EXPIRATION: 8/23/2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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