BILL GARRETT, Davidson County
Trans:T20100024104 DEEDWARRSP
Recvd: 04/22/10 15:44 2 pgs
Fees:13.00 Taxes:394.05
20100422-0030639

S&K #: 09-022702

SPECIAL WARRANTY DEED

THIS DEED, between Aurora Loan Services, LLC organized and existing under the laws of the United States of America, hereinafter called Grantor, and Cuyler A. Dunbar hereafter called Grantee.
~~and Mary Sandra M. Dunbar~~ *and Sandra M. Dunbar, his wife

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

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

The following described property located in Davidson County, Tennessee, to-wit:

Lot 8, Wilkerson Heights Subdivision, as shown on Plat of record in Book 2900, Page 63, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of the property.

Said Lot 8 fronts 132.4 feet on the southerly side of Brewer Court, as measured partly around a curve and extends back 150 feet on the westerly side and 160 feet on the easterly side to a dead line in the rear on which it measures 144.2 feet.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 200706190073399 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20091112-0104215 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Aurora Loan Services, LLC

Title: Norma J. Dudgeon, AVP

By: LPS Asset Management Solutions, Inc., its attorney in fact

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma J. Dudgeon of ~~LPS~~ Asset Management Solutions, Inc., as Attorney-in-Fact for Aurora Loan Services, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 2 day of April, 2010.

KATHY KUHLMANN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 09/20/2010

Kathy Kuhlmann
NOTARY PUBLIC

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

I 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 $106,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

ABBY L. CAMERON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 13, 2012

Subscribed and sworn to before me this the 19 day of April, 2010.

Abby L. Cameron
Notary Public

My commission expires: January, 13, 2010

Property Address: 5004 BREWER CT, Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Cuyler A. Dunbar
609 2nd Avenue NW
Conover, NC 28613

Map & Parcel 161030016.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119