Record & Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20100027303 DEEDWARRSP
Recvd: 05/06/10 14:31 4 pgs
Fees:23.00 Taxes:169.83
20100506-0034731

Prepared By and Return to:
McCalla Raymer, LLC.
6363 Poplar Avenue, Suite 440
Memphis, TN 38119

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Marketing Works, PSP (Name)	SAME (Name)	42-7-A-60
P. O. Box 1298 (Address)	(Address)	
Goodlettsville, TN 37070 (City) (State) (Zip)	(City) (State) (Zip)	

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 Marketing Works, PSP, the Grantee(s) herein, their successors, heirs and assigns, that certain Improved unimproved real estate located at 411 Heritage Ln, Madison, 37115, in Madison, TN, 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.

Witness our hand as of the 2nd day of April, 2010, 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 First American REO Servicing, a division of First American Default Information Services, LLC, its attorney-in-fact

By: _____ (Seal)

Its: Jason Bobzin Portfolio Manager

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jason Bobzin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Portfolio Manager (title) for First American REO Servicing, a division of First American Default Information Services, LLC, its attorney-in-fact for Aurora Loan Services, LLC, to execute this instrument on its behalf.

Witness my hand and seal this 2nd day of March, 2010.

Shannon L. Weiser
Notary Public at Large

My commission expires: 03/15/2014

SHANNON L. WEISER NOTARY PUBLIC STATE OF COLORADO

My Commission Expires
03/15/2014

State of Tennessee

County of Davidson

I, or we, hereby swear or affirm that to the best Affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

Dana P. Mason
Notary Public
My commission expires: 3-15-2013

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Exhibit "A"

Being Lot No. 223 on the Plan of Heritage Square, Phase 2, of record in Plat Book 5200, Page 318, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Pedro J. Arrieta and wife, Eliana Guerra by Deed from Ronald W. Moore and wife, Robin G. Moore, dated 10/03/2006, of record at Instrument No. 20061005-0123945,
Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aurora Loan Services, LLC by Trustee's Deed dated 12/30/2009, Recorded 1/8/2010 at Instrument No. 20100108-0002071,
Register's Office for Davidson County, TN.

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 the 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.