(2)

BILL GARRETT, Davidson County
Trans:T20100027916 DEEDWARRSP
Recvd: 05/10/10 14:39 4 pgs
Fees:23.00 Taxes:333.93
20100510-0035773

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
640612 2010-01772
Chasity Philpott

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew J. Donadio	Regions Bank d/b/a	92-16-H-209.0000
(NAME) Michelle D. Donadio	(NAME) Regions Mortgage	
(STREET ADDRESS OR ROUTE NUMBER) 725 Russell Strauss Rd	(STREET ADDRESS) 215 Forrest Street	
(CITY) (STATE) (ZIP) Cookeville TN 38501	(CITY) (STATE) (ZIP) Hattiesburg MS 39401	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, National Residential Nominee Services Inc. a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024, have this day bargained and sold, and do hereby transfer and convey unto the said Andrew J. Donadio and Michelle D. Donadio, Husband and Wife

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached "Exhibit A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. 20100510-0035772 in the Register's Office of DAVIDSON County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 90,250.00

Affiant

Subscribed and sworn to before me this the 29th day of April 2010

Notary Public

My commission expires:
01/07/2013 (Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 806 18th Avenue South, Nashville, TN 37203
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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.

We further covenant and bind ourselves, our heirs 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 the grantor.

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 this 29th day of April, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services Inc.

By:

Printed Name: Jennifer Hamilton

Its: Vice President

(Corporate Seal)

STATE OF Texas
COUNTY OF Collin

Before me, Chasity Philpott, a Notary Public of the State and County aforesaid, personally appeared Jennifer Henricks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be VP of the National Residential Nominee Services Inc., a corporation, the within named bargainor, a corporation, and that she as such VP being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as VP.

Witness my hand and official seal, at office in Plano TX, this 28 day of April, 2010.

Chasity Philpott
Notary Public
My Commission Expires:
10/29/2012

(This area for official notarial seal)

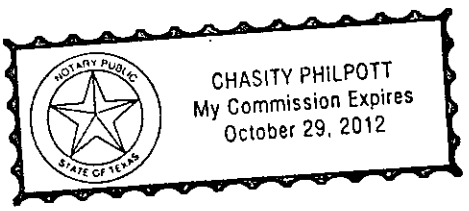


Exhibit "A"

Being Unit 209, and 1 parking space, Univerity House Condominium, as shown by Master Deed of record in Instrument No. 20070418-0046460, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete legal description.