THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2010030970TN1

BILL GARRETT, Davidson County
Trans:T20100034142 DEEDWARRSP
Recvd: 06/04/10 14:25 3 pgs
Fees:18.00 Taxes:680.80
20100604-0043587

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 20 day of May, 2010, by and between **Aurora Loan Services, LLC** as party of the first part, located at 25520 Commercentre Drive, Second Floor, Lake Froest, CA 92630 and, **STEPHEN PROSCH and SUSAN PROSCH,** party of the second part located at 205 Bay Overlook Ct. Hermitage, TN 37076

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 pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING land in Davidson County, Tennessee, being Lot No. 107 on the Plan of The Peninsula, Phase Three, Section One, as of record in Plat Book 7900, Page 854, and revised in Plat Book 9700, Page 724, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Aurora Loan Services, LLC from Shellie Wallace, Successor Trustee dated 3/24/10, filed 3/29/10 in Instrument No. 20100329-0022880, Davidson County Records.

Property: 205 BAY OVERLOOK COURT HERMITAGE TN 37076
Parcel ID No.: 097 16 0A 107.00

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, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party 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;

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 it, 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 their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Aurora Loan Services, LLC**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Aurora Loan Services, LLC by US Real Estate Services, Inc. ~~as Attorney in Fact~~

BY: _____

TITLE: ~~Vice President~~

STATE OF California

COUNTY OF Orange

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Rida Sharaf, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself ~~or herself~~ to be the Vice President of US Real Estate Services, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 20 day of May, 2010.

DANA SUE CHILDS
Commission # 1711832
Notary Public - California
Orange County
My Comm. Expires Jan 17, 2011

Dana Sue Childs
Notary Public

My Commission Expires: Jan 17, 2011

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Property: 205 BAY OVERLOOK COURT HERMITAGE TN 37076
Parcel ID No.: 097 16 0A 107.00
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Mail Tax Notices To and Property Owner:
Stephen and Susan Prosch
205 Bay Overlook Ct.
Hermitage, TN 37076

I, or we, 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 $ 184,000.00 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 20 day of June May, 2010

DANA SUE CHILDS
Commission # 1711832
Notary Public - California
Orange County
My Comm. Expires Jan 17, 2011

Dana Sue Childs
Notary Public

My Commission Jan 17, 2011