BILL GARRETT, Davidson County
Trans:T20100046952 DEEDWARRSP
Recvd: 07/30/10 15:54 3 pgs
Fees:18.00 Taxes:503.20
20100730-0059995

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 26th day of July, 2010 by and between **SABR Mortgage Loan 2008-1 REO Subsidiary-1, LLC**, party of the first part, and **Anthony L. Dennis and Danielle G. Yilmaz** , both unmarried persons 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 89, Section Four, Windhaven Shores, A Cluster Lot Subdivision" as shown on Instrument No. 20041222-0152517, in the Register's Office of **Davidson** County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20091029-0099817, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtnances 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 and easements and other matters of record including in Instrument No. 20041222-0152517; Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20030219-0021585; Storm Water Detention Agreement at Instrument 20030218-0020742; By-Laws of record at Instrument No. 20030219-0021586; Charter of record at Instrument No. 20030228-0026797 and Common Area Conveyance of record at Instrument No. 20060724-0088808 re-recorded at Instrument No. 20061204-0148906, all 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.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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.

WITNESS the signature of the said party of the first part the day and year first above written.

SABR Mortgage Loan 2008-1 REO Subsidiary-1, LLC
By: Barclays Capital Real Estate, Inc. dba HomeEq Servicing, as Attorney in Fact

By:_____
Printed Name: Noriko Colston
Title: Assistant Secretary

STATE OF _____
COUNTY OF_____

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared_____, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the _____ of **Barclays Capital Real Estate, Inc. dba HomeEq Servicing**, which caused this instrument to be executed on behalf of **SABR Mortgage Loan 2008-1 REO Subsidiary-1, 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 **SABR Mortgage Loan 2008-1 REO Subsidiary-1, LLC.**

WITNESS my hand, at office, this _____ day of July, 2010.

_____
Notary Public

Commission Expiration:_____

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW, SUITE 100
MEMPHIS, TN 38120
C3130467

PROPERTY ADDRESS:
3437 Whitesail Court
Antioch, TN 37013

PARCEL ID NUMBER: 15-16A-135.00 CO

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

State of Tennessee
County of Shelby

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 **$136,000.00** 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 27th day of July, 2010.

_____
Notary Public

Commission expiration: 2-13-13

This deed is prepared with information provided by First American Title Insurance Company
F:\USERS\CHRIS\Green River Docs\SWD.SABR Mortgage.Whitesail davidson.wpd

PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

State of California }
County of Sacramento } ss.

On JUL 0 8 2010, before me, K. Munoz, Notary Public, personally appeared Noriko Colston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature K. Munoz

K. MUNOZ
COMM. # 1793282
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO CO.
EXP. MAR 7, 2012