BILL GARRETT, Davidson County
Trans:T20100053417 DEEDWARRSP
Recvd: 08/27/10 09:20 2 pgs
Fees:13.00 Taxes:284.53
20100827-0067871

S&K #: 10-000199

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 Sabre Value Queen City Fund II, LLP hereafter called Grantee.

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 47, Section One, Lakewood Village, as shown on Plat of record in Plat Book 9700, Page 555, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of the property.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 200707130083501 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100121-0005118 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, AVP 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 August, 2010.

NOTARY PUBLIC

My Commission Expires: 10/17/2012

DIANE C. JONES
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/17/2012

STATE OF Colorado
COUNTY OF Jefferson

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 $76,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. Aurora Loan Services LLC by LPS Asset Management Solutions, Inc., ~~as attorney in fact~~

Affiant

Norma J. Dudgeon, AVP

Subscribed and sworn to before me this the 2 day of August, 2010.

Notary Public

My commission expires: 10/17/2012

Property Address: 1825 LAKEWOOD VILLAGE DR, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Sabre Value Queen City Fund II, LLP
P.O. Box 11175
Charlotte, NC.
28220

DIANE C. JONES
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/17/2012

Map & Parcel 165090A011.00CO

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