BILL GARRETT, Davidson County
Trans:T20100057765 DEEDWARRSP
Recvd: 09/14/10 13:00 2 pgs
Fees:13.00 Taxes:588.30
20100914-0073067

S&K #: 10-001234

SPECIAL WARRANTY DEED

THIS DEED, between Vantium REO Capital Markets LP organized and existing under the laws of the United States of America, hereinafter called Grantor, and Caroline Lydia Chesnutt 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:

Lot 148, on a Plan of Phase "B", Lenox Village, of record in Instrument Number 20031024-0157237, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050414-0041721 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20050414-0041720 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.

Vantium REO Capital Markets LP

Title: VP

By: Acqura Loan Services ., its attorney in fact

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Forr, VP of Acqura Loan Services ., as Attorney-in-Fact for Vantium REO Capital Markets LP 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 11th day of August, 2010.

NOTARY PUBLIC STATE OF TEXAS
YOLANDA YVETTE LEGRAND
My Commission Expires
November 03, 2010

Yolanda Yvette LeGrand
NOTARY PUBLIC

My Commission Expires: 11-03-2010

STATE OF _____
COUNTY OF _____

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 $159,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

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

_____
Notary Public

My commission expires:_____

Property Address: 7829 Heaton Way, Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Caroline Lydia Chesnutt
7829 Heaton Way
Nashville, TN 37211

FNB Bank K
50 Franklin St.
Clarksville, TN 37040

Map & Parcel 173090A20200CO

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 159000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Sept. 20 10
Deputy Register