Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

S&K #: 10-004614

File No. SW-10-813

SPECIAL WARRANTY DEED

THIS DEED, between OWB REO LLC, organized and existing under the laws of the United States of America hereinafter called Grantor, and Philip Morris and wife, Tina Morris, 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:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 13, The Woods at West Meade, a Planned Unit Development, as shown on Plat of record in Instrument Number 200310270157620, in the Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more legal and accurate legal description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060831-0107842 and modified in Instrument No. 20070716-0084160 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to OWB REO LLC by Quit Claim Deed from OneWest Bank, FSB, recorded simultaneously herewith in Instrument Number 20100921-0075178 ~~20100526-0040549~~, Register's Office for Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100526-0040549, 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.

OWB REO LLC

BY: _____
TERRI HUNTER, VP

Title: ~~Assistant~~ Vice President

BILL GARRETT, Davidson County
Trans:T20100059475 DEEDWARRSP
Recvd: 09/21/10 15:32 2 pgs
Fees:13.00 Taxes:1262.99

20100921-0075179

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TERRI HUNTER, VP with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of OWB REO LLC, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this SEP 17 2010 day of _____, 2010.

MICHAEL T. ALBERS
Notary Public, State of Texas
My Commission Expires
September 17, 2013

Notary Public

My Commission Expires: _____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $341,347.50 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant
TERRI HUNTER, VP

WITNESS my hand and Official Seal at Office this SEP 17 2010 day of _____, 2010.

Notary Public

My Commission Expires: _____

MICHAEL T. ALBERS
Notary Public, State of Texas
My Commission Expires
September 17, 2013

Property Address: 813 SAUSSY COURT, Nashville, TN 37205

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Philip Morris and Tina Morris
813 Saussy Ct.
Nashville TN 37205

S & K File # 10-004614

Map & Parcel - 115090A013.00CO

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