BILL GARRETT, Davidson County
Trans:T20100080610 DEEDWARRSP
Recvd: 12/22/10 13:34 4 pgs
Fees:23.00 Taxes:325.60
20101222-0101854

After Recording Return To:
First American Title Co.
5648295D-4L

Return to:
FIRST AMERICAN TITLE INSURANCE
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#300
CLEARWATER, FL 33759-9986

This Instrument Prepared under the supervision of:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
133 16 0 021.00

2-3

SPECIAL WARRANTY DEED

Property Owner:
STEPHEN YOUNG
JOY YOUNG
4873 Ayler Dr.
Nashville, TN 37211

Send Tax Bills To:
Stephen Young
Joy Young
4873 Ayler Dr.
Nashville, TN 37211

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 20th day of October, 2010, between SELENE RMOF REO ACQUISITION II, LLC, a Delaware Limited Liability Company, with a business address of 9990 Richmond Avenue, Suite 400, South Houston, TX 77042 ("**GRANTOR**"), and STEPHEN YOUNG and JOY YOUNG, husband and wife, as tenants by the entirety, residing at 4873 Ayler Dr., Nashville, TN 37211 ("**GRANTEES**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

LOT NO. 30 ON THE PLAN OF HIGHVIEW ACRES, AS OF RECORD IN BOOK 2331, PAGE 52, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO SELENE RMOF REO ACQUISITION II, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY LIMITED WARRANTY DEED DATED 01/14/2010 AND RECORDED 04/12/2010 AS INSTRUMENT NO. 20100412-0027373 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 4873 Aster Drive, Nashville, TN 37211

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Signed, sealed and delivered in our presence:

Robert Andis
Printed Name

Shari Umpstead
Printed Name

SELENE RMOF REO ACQUISITION II, LLC, a Delaware Limited Liability Company *by Meridian Asset Services, Inc., as Attorney-in-Fact*

By: _____

Its: Keith Williams-Closing Coordinator

STATE OF FLORIDA } **COUNTY OF** PINELLAS }

ACKNOWLEDGED BEFORE ME, on the 20th day of October, 2010, the undersigned authority, personally appeared Keith Williams, who is the Closing Coordinator of Meridian Asset Services, Inc., as Attorney-in-Fact for **SELENE RMOF REO ACQUISITION II, LLC**, a Delaware Limited Liability Company, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

LINDA S. VANDERVEER
MY COMMISSION # DD982819
EXPIRES April 30, 2014
(407) 398-0153 FloridaNotaryService.com

NOTARY PUBLIC
My Commission Expires 4/30/14

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____
Affiant

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

See attach

_____
NOTARY PUBLIC My Commission Expires:_____

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, or other authority, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was either provided or not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Signed, sealed and delivered in our presence:

Robert Andis
Printed Name

Shari Umpstead
Printed Name

SELENE RMOF REO ACQUISITION II, LLC, a Delaware Limited Liability Company *by Meridian Asset Services, Inc., as Attorney-in-Fact*

By: _____

Its: Keith Williams-Closing Coordinator

STATE OF FLORIDA } **COUNTY OF** PINELLAS }

ACKNOWLEDGED BEFORE ME, on the 20th day of October, 2010, the undersigned authority, personally appeared Keith Williams, who is the Closing Coordinator of Meridian Asset Services, Inc., as Attorney-in-Fact for **SELENE RMOF REO ACQUISITION II, LLC**, a Delaware Limited Liability Company, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

LINDA S. VANDERVEER
MY COMMISSION # DD982819
EXPIRES April 30, 2014
(407) 398-0153 FloridaNotaryService.com

NOTARY PUBLIC
My Commission Expires 4/30/14

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 58,000.00.

Affiant

Subscribed and sworn to before me
this 20th day of October, 2010.

NOTARY PUBLIC My Commission Expires:

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 6, 2013

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title that Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property; compliance of any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if any, or other authority, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was either provided or not made available to preparer and was added after the preparation of this instrument by agent for Grantor.