BILL GARRETT, Davidson County
Trans:T20110008984 DEEDWARRSP
Recvd: 02/11/11 15:23 2 pgs
Fees:13.00 Taxes:105.45

20110211-0012179

S&K #: 10-006913

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 Ronald W. Osborne** hereafter called Grantee. **and wife, Tonie L. Osborne

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 the City of Nashville, in the Twelfth (12th) Civil District of Davidson County, Tennessee, to-wit:

Beginning at the Southwest corner of Eastmoreland Street, (as shown on the Map Eastmoreland Place, of record in Book 161, Page 170, in the Register's Office for Davidson County, Tennessee) and Meridian Street; thence Southerly with the Westerly margin of Meridian Street 50 feet; thence at right angles Westerly and parallel with the Southerly margin of Eastmoreland Street 140 feet; thence at right angles Northerly and parallel with the Westerly margin of Meridian Street 50 feet to Eastmoreland Street; and thence Easterly with the Southerly margin of Eastmoreland Street 140 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070702-0078453 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100712-0054230, 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: Pamela J. Crocker, Vice President

By: LPS Asset Management Solutions, Inc. as Attorney in Fact, 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 Pamela J. Crocker, Vice President of LPS Asset Management Solutions, Inc. as Attorney in Fact 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 14 day of January, 2011.

EMILY KORNBAU
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/17/2013

NOTARY PUBLIC

My Commission Expires: _____

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 $28,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Pamela J. Crocker, Vice President

Subscribed and sworn to before me this the 14 day of January, 2011.

EMILY KORNBAU
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/17/2013

Notary Public

My commission expires: _____

Property Address: 1312 MERIDIAN STREET, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ronald W. Osborne
716 Magnolia Trail
Nashville, TN 37221

Map & Parcel 07115012000

THIS INSTRUMENT PREPARED BY:
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