THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20110011365 DEEDWARRSP
Recvd: 02/24/11 11:02 2 pgs
Fees:13.00 Taxes:1084.10
20110224-0015187

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 4th day of February, 2011 by and between **Vantium REO Capital Markets, L.P.**, hereinafter called Grantor, and **Arnold Huskey**, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 69 on the Plan of Burton Hills Village of Summerwind, Tract 12, a portion of Zone Lot 11, as shown by plat of record in Book 6250, Page 811, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20100823-0066252, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 4 day of February, 2011.

Vantium REO Capital Markets, L.P., by Franklin Credit Management Corporation, its attorney in fact.

BY: _____ KEVIN GILDEA

TITLE: Secretary

STATE OF New Jersey

COUNTY OF Hudson

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared KEVIN GILDEA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized signatory of Franklin Credit Management Corporation, as attorney in fact and who acknowledged that he/she as authorized signatory, being authorized so to do, executed and delivered the foregoing instrument on behalf of Vantium REO Capital Markets, L.P., its successors and assigns, by Franklin Credit Management Corporation, its attorney-in-fact (hereinafter referred to as Vantium REO Capital Markets, L.P.) and as the free act and deed of the within named Vantium REO Capital Markets, L.P..

Witness my hand and seal, this 5th day of February 2011.

Izabela Didkowska
Notary Public

NOTARY PUBLIC
State of New Jersey
Izabela Didkowska
My Commission Expires 9/22/2011

My Commission Expires:

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Property Address: 601 Summerwind Circle, Nashville, TN 37215
Parcel # 131-060-B-043-00CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES Arnold Muskey
Mail Tax Bill to: 601 Forest Park Dr
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 293,000.00
C Williams
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Feb, 2011.
Kathy S. Ruffin
Notary Public
My Commission Expires: 4-20-2014

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires April 20, 2014

2738-088425-LC