This Instrument Prepared By
and After Recording Return to:
Lincoln Title, LLC
7823 Montvue Center Way
Knoxville, TN 37919
(865) 694-1400
1050694

RESPONSIBLE TAXPAYER
Forrest Cartwright and Humberto Nunez
620 Canton Place
Madison, TN 37115

PROPERTY OWNER
Forrest Cartwright and Humberto Nunez
620 Canton Place
Madison, TN 37115

052-12-0-063.00

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $48,501.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pam Freeman
Affiant

Subscribed and sworn to before me this 11th day of March, 2011.

Notary Public
My Commission Expires: 10/11/13

JAMIE LANGE
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 11th day of March, 2011, between **Selene RMOF REO Acquisition, LLC** ("Grantor"), and **Forrest Cartwright, a single man and Humberto Nunez, a single man** ("Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee all of the Grantor's right, title and interest in and to the following described real property, with the hereditaments and appurtenances thereto appertaining, to-wit:

[SEE EXHIBIT A ATTACHED HERETO]

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its

BILL GARRETT, Davidson County
Trans:T20110017235 DEEDWARRSP
Recvd: 03/24/11 10:22 3 pgs
Fees:18.00 Taxes:179.45
20110324-0022784

representatives, successors and assigns, that Grantor will forever warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this the date first above written.

GRANTOR:
Meridian Asset Services: as attorney in fact for:
Selene RMOF REO Acquisition, LLC

By: _____
Keith Williams
Its: Senior Closing Coordinator

STATE OF FLORIDA)
COUNTY OF PINELLAS)

Before me, Linda S. Vanderveer, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Keith Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Closing Coordinator of ***Meridian Asset Services: as attorney in fact for:*** **Selene RMOF REO Acquisition, LLC** the within-named bargainor, and that he, as such Senior Closing Coordinator, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such Senior Closing Coordinator.

WITNESS my hand and seal at office on this the 10th day of March, 2011.

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

Notary Public

My Commission Expires: April 30, 2014

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LOT NUMBER 11 ON THE PLAN OF SCHOOLSIDE HEIGHTS, AS OF RECORD IN BOOK 3700, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF CANTON PASS AT THE CORNER OF LOT NUMBERS 11 AND 12; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 110.3 FEET TO THE CORNER OF LOT NUMBERS 10 AND 11; THENCE WITH THE LINE BETWEEN LOT NUMBERS 10 AND 11 SOUTHERLY 102.6 FEET TO THE NORTHERLY MARGIN OF CANTON PASS; THENCE WITH THE SAME EASTERLY 36.1 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET, NORTHEASTERLY 36.7 FEET TO THE WESTERLY MARGIN OF CANTON PASS; THENCE WITH SAME NORTHERLY 72.1 FEET TO THE BEGINNING.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE RESTRICTIONS, EASEMENTS, CONDITIONS AND BUILDING SETBACK LINES OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO SELENE RMOF REO ACQUISITION LLC BY DEED FROM HSBC BANK USA, NATIONAL ASSOCIATION FILED FOR RECORD ON 3-24-11 IN INSTRUMENT # 20110324000 22782 IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY.

ALSO SEE POWER OF ATTORNEY RECORDED ON 3-24-11 IN INSTRUMENT # 20110324000 22783 IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY.

Purported Address: 620 Canton Place, Madison TN 37115