BILL GARRETT, Davidson County
Trans:T20110018231 DEEDWARRSP
Recvd: 03/29/11 10:45 2 pgs
Fees:13.00 Taxes:62.90
20110329-0024056

S&K #: 11-014727

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 Lucian Barbu & Regina Barbu 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:

Described property located in Davidson County, Tennessee, to wit:

The following described property located in the City of Madison, in Davidson County, Tennessee, to-wit:

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

Unit D-30, Neely's Bend Condominium, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, amended in Instrument Numbers 20020705-0080848 and 20040527-0062519, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of the property; together with the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit A-1 of said Master Deed. Reference is also made to the Plat of Neely's Bend Condominium, as shown on Plat of record in Book 5200, Page 200, in said Register's Office for a more complete identification and description of such units.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 200606140070641 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110118-0004417, 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: Norma J. Dudgeon, AVP

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 Norma J. Dudgeon, AVP 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 17 day of February, 2011.

NOTARY PUBLIC

DIANE C. JONES
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/17/2012

My Commission Expires: 10/17/2012

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 $17,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Aurora Loan Services LLC by
LPS Asset Management Solutions, Inc.
as attorney in fact

Affiant Norma J. Dudgeon, AVP

Subscribed and sworn to before me this the 17 day of February, 2011.

Notary Public

My commission expires: 10/17/2012

Property Address: 1301 Neely's Bend Road D-30, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lucian Barbu & Regina Barbu
733 Dover Glen Dr
Antioch TN 37013

Map & Parcel 52-16-A-30.00 CO

DIANE C. JONES
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/17/2012

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566