BILL GARRETT, Davidson County
Trans:T20110025209 DEEDWARRSP
Recvd: 04/29/11 08:20 2 pgs
Fees:13.00 Taxes:553.56
20110429-0032707

Property Address: 4408 Park Avenue, Nashville, TN 37209

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of April, 2011 by and between **Selene RMOF REO Acquisition LLC**, party of the first part, and **Shawn Lewis**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot 309, Block "A", Map of Charlotte Park Company's First Addition, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record *, in the Register's Office of **Davidson** County, Tennessee. *at Instrument No. 20110411-0027755

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtnances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record including in Plat Book 57, Page 103, in the Register's Office of **Davidson** County, Tennessee; year 2011 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof. **WITNESS** the signature of the said party of the first part the day and year first above written.

Selene RMOF REO Acquisition LLC
By: Green River Capital, LC, as Attorney in Fact

By: _____
Printed Name: _____
Title: AVIVA BUSH, VICE PRESIDENT

STATE OF Utah
COUNTY OF Salt Lake

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Aviva Bush, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of Green River Capital, LC, which caused this instrument to be executed on behalf of **Selene RMOF REO Acquisition LLC**, the within named bargainer, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Selene RMOF REO Acquisition LLC.**

WITNESS my hand, at office, this 15 day of April, 2011.

Notary Public
CATHY RICHARDSON
220 East Morris Ave., #300
Salt Lake City, Utah 84115
My Commission Expires
December 26, 2011
State of Utah

Cathy Richardson
Notary Public

Commission Expiration: 12/26/2011

PREPARED BY & RETURN TO:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Suite 301
MEMPHIS, TN 38120
C3441476

PROPERTY ADDRESS:
4408 Park Avenue
Nashville, TN 37209

PARCEL ID NUMBER: 09116003100

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Sean Lewis
650 Wedgewood Lane
Nashville, TN 37203

State of ~~Tennessee~~ Utah
County of Shelby Salt Lake

I, or we, 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 **$149,611.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant
A VIVA BUSH, VICE PRESIDENT

Subscribed and sworn before me this 15 day of April, 2011.

Notary Public

Commission expiration: 12/28/2011

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Notary Public
CATHY RICHARDSON
220 East Morris Ave., #300
Salt Lake City, Utah 84115
My Commission Expires
December 28, 2011
State of Utah