SPECIAL WARRANTY DEED

THIS DEED, between Vantium REO Capital Markets LP organized and existing under the laws of the United States of America, hereinafter called Grantor, and ~~Andrew Moore & Diane Moore~~ *** Andrew Michael Moore and Diane Rebecca Moore 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:

The following described property located in Davidson County, Tennessee, more particularly described as follows:

Lot 67, Henderson Gardens, Section One, as shown on Plat of record in Book 2900, Page 75, in the Register's Office for Davidson County, Tennessee.

Said Lot 67 front 143.98 feet on the Northerly side of Rosebank Avenue and extends Back 163.9 feet on the Westerly line and 105.00 feet on the Easterly line to a broken line in the rear measuring a total of 168.2 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Deed Book 10333, Page 416 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20100505-0034155, 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.

BILL GARRETT, Davidson County
Trans:T20110031178 DEEDWARRSP
Recvd: 05/25/11 13:22 3 pgs
Fees:18.00 Taxes:342.25
20110525-0040098

Vantium REO Capital Markets LP

Title: SENIOR VICE PRESIDENT

By: Acqura Loan Services, its attorney in fact
POA # 20100914-0073066

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doug Bahin of Acqura Loan Services as Attorney in Fact for Vantium REO Capital Markets LP 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 13th day of April, 2011.

YOLANDA YVETTE LEGRAND
My Commission Expires
November 23, 2014

Yolanda Yvette LeGrand
NOTARY PUBLIC

My Commission Expires: 11-23-2014

STATE OF Texas
COUNTY OF Dallas

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 $87,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 13th day of April, 2011.

YOLANDA YVETTE LEGRAND
My Commission Expires
November 23, 2014

Yolanda Yvette LeGrand
Notary Public

My commission expires: 11-23-2014

Property Address: 1818 ROSEBANK AVENUE, Nashville, Tennessee 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Andrew Michael Moore and Diane Rebecca Moore
926 Woodland St #304
Nashville, TN 37206

Map & Parcel 07309017400

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$92,500.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 10 day of May, 2011.

Notary Public

CAROL W. HART
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

12-1-2012