BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

S&K #: 10-006396

SPECIAL WARRANTY DEED

THIS DEED, between OWB REO LLC, organized and existing under the laws of the United States of America hereinafter called Grantor, and Luis G. Fernandez & Viviani Alvarado-Lavin, 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 the City of Nashville, in Davidson County, Tennessee:

Lot 5, Chickering Meadow Subdivision, as shown on Plat of record in Plat Book 6900, Page 501, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

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This legal description is identical with that in Deed of Trust recorded in Instrument Number 20070618-0072592 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20100812-0063696, 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.

OWB REO LLC

BY: _____
Jcannie Cisneros AVP/REO

Title: Assistant Vice President

Being the same property conveyed to OWB,REO,LLC,Cby,quitclaim deed from OneWest BAnk, FSB as of record in Instrument No. 20110610 0044491 Registers office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110034742 DEEDWARRSP
Recvd: 06/10/11 09:16 2 pgs
Fees:13.00 Taxes:3145.00
20110610-0044492

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeannie Cisneros with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of OWB REO LLC, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this _____day of APR 04 2011, 2010.

AMY R SCHUMANN
Notary Public, State of Texas
My Commission Expires
November 06, 2011

Notary Public

My Commission Expires: _____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $850,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Benjamin Gale

WITNESS my hand and Official Seal at Office this _____day of APR 04 2011, 2010.

Notary Public

My Commission Expires: _____

AMY R SCHUMANN
Notary Public, State of Texas
My Commission Expires
November 06, 2011

Property Address: 151 CHICKERING LGTS, Nashville, TN 37215

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Luis G. Fernandez & Viviani Alvarado-Lavin
3714 Hobbs Road
Nashville TN 37215

S & K File # 10-006396

Map & Parcel - 158050A00500C0

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119