Prepared By and Return to:
McCalla Raymer, LLC.
6363 Poplar Avenue, Suite 440
Memphis, TN 38119

BILL GARRETT, Davidson County
Trans:T20110064341 DEEDWARRSP
Recvd: 10/14/11 11:18 4 pgs
Fees:23.00 Taxes:186.85
20111014-0080076

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Nathan S. Phillips	Nathan S. Phillips	082-08-0-117.00
(Name)	(Name)	
911 W. Eastland Avenue	SAME	
(Address)	(Address)	
Nashville, TN 37206		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Aurora Loan Services, LLC, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Nathan S. Phillips, the Grantee(s) herein, their successors, heirs and assigns, that certain

Improved unimproved real estate located at 911 W. Eastland, Nashville, 37206, in Davidson, TN, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the 3rd day of October, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Aurora Loan Services, LLC by CoreLogic REO Services, a division of CoreLogic Default Information Services, LLC as Attorney in Fact

By: _____ (Seal)

Its: Larry Moss-Senior Portfolio Manager

STATE OF COLORADO
COUNTY OF DENVER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named LARRY MOSS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SR. PORTFOLIO MGR (title) for Aurora Loan Services, LLC by CoreLogic REO Services, a division of CoreLogic Default Information Services, LLC as Attorney in Fact, to execute this instrument on its behalf.

Witness my hand and seal this 20 day of SEPT, 2011.

Suzanne Stolow
Notary Public at Large

SUZANNE STOLOW
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Mar. 4, 2014

My commission expires: 3/4/2014

State of Tennessee

County of Davidson

I, or we, hereby swear or affirm that to the best Affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 50,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 3rd day of October, 2011.

Notary Public
My commission expires:

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of the Subdivision of South Portion of Richmond Subdivision, of record in Plat Book 974, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lucky Buck, LLC, a Tennessee Limited Liability Company by Warranty Deed dated June 2, 2005 from Hattie J. Bond and husband, Albert L. Bond, of record in Instrument Number 20050607-0064982, Register's Office for Davidson County, Tennessee; and

Further, being the same property conveyed to Aurora Loan Services, LLC by Substitute Trustee's Deed dated June 30, 2011 from Nationwide Trustee Services, Inc., as Substitute Trustee, of record in Instrument Number 20110802-0059157, Register's Office for Davidson County, Tennessee.

File# 672
Property Address: 911 W. Eastland Avenue, Nashville, Tennessee 37206

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that Same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

REO#: 0118623008
File #: 672
Document Type: Exhibit "B"
Asset Property Address 911 W. Eastland
Nashville, TN 37206