When recorded return to:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Ste 300
Gallatin, TN 37066

BILL GARRETT, Davidson County
Trans:T20110066246 DEEDWARRSP
Recvd: 10/24/11 10:04 4 pgs
Fees:23.00 Taxes:462.50
20111024-0082340

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-110700123S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Kevin Boleyjack	SEND TAX BILL TO: PrimeLending	MAP/PARCEL NUMBERS: 033-00-0-076.00
(Name) 1171 Campbell Road	(Name) 1811 Preston Rd, Ste. # 900	
(Address) Goodlettsville, TN.	(Address) Dallas, TX 75252	
(City) (State) (Zip) 37072	(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 Kevin Boleyjack, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1171 Campbell Road, Goodlettsville, TN, 37072, in Davidson County, Tennessee, 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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 9-12-11, 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 Goodman Dean, Inc. as Attorney In Fact

By: Nancy Ballard

Name: NANCY HOLLAND

Its: **Goodman Dean, Inc.**
Attorney in Fact for
Aurora Loan Services, LLC

State of CA
County of ORANGE

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid NANCY HOLLAND who acknowledged to me that she/he is AUTHORIZE OFFICE (Title of person signing) of GOODMAN DEAN, Inc. (Name of Company), the attorney-in-fact for Aurora Loan Services, LLC, and that in its capacity as attorney-in-fact for Aurora Loan Services, LLC she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Aurora Loan Services, LLC and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 12 day of SEPTEMBER, 2011.

PHYLLIS BARTH
COMM. #1828223
Notary Public - California
Orange County
My Comm. Expires Dec. 25, 2012

Phyllis Barth
Notary Public
My Commission Expires: DEC. 25, 2012

State of Tennessee
County of ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me this October 20, 2011.

Notary Public

My Commission Expires: 01/30/2012

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

RE: 1171 Campbell Road, Goodlettsville, TN 37072

EXHIBIT "A"

A tract of land in the 10th Civil District of Davidson County, Tennessee, and described according to a survey made by H. B. Fowlkes, August, 1947, as follows:

Beginning in the center of Campbell Road, the northwest corner of Old Center School Property (the old building); running thence north 85° west 60 feet; thence south 23° 34' 396 feet to an iron stake, J. L. Frank's property; thence 87° 35' east 304 feet to the center of an abandoned road; thence with the center of said road, north 3° 15' east 267 feet; thence north 86° 7' west 108 feet, (the southerly boundary of Old Center School Lot) to an iron stake; thence north 4° 5' east 101 feet to the center of Campbell Road and the point of beginning, containing 1.75 acres of land.

Being the same property conveyed to Aurora Loan Services, LLC by Trustee's Deed recorded 1/20/11, instrument no. 20110120-0005331, in the Register's Office for Davidson County, Tennessee.

RE: 1171 Campbell Road, Goodlettsville, TN 37072

MTB

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 te 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.

RE: 1171 Campbell Road, Goodlettsville, TN 37072

ATB