S&K #: 11-029259

Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

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 Pedro Huide Campos, 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 in the Tenth (10th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete post on the Dry Creek Road, 435 feet from the Easterly boundary line of W.J. Byram and the Westerly boundary line of Arden Wilson, formerly Joe Williams, on the North side of Dry Creek Road; thence West (this direction is missing from all prior deeds) 200 feet, more or less, to a corner post on the land owned by G.H. Stephens and wife; thence North 290 feet, more or less, to a corner post; thence East 166.5 feet, more of less, to a corner lot owned by F.T. Lee and wife; thence South 290 feet to the point of beginning, as shown by survey of Campbell Surveying Co., Inc. dated July 25, 1988.

This legal description is identical with that in Deed of Trust recorded in Book 10877, Page 361 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Book*_____, Page_____, in said Register's Office. *Instrument # 20120305-0019037

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.

Vantium REO Capital Markets, LP

By: Acqura Loan Services, its attorney in fact

By: _____

Title: Vice President

BILL GARRETT, Davidson County
Trans:T20120015990 DEEDWARRSP
Recvd: 03/05/12 11:45 2 pgs
Fees:13.00 Taxes:155.40
20120305-0019038

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 Vivian Fow, an officer or authorized signatory of Acqura Loan Services, the 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, upon oath, acknowledged that he/she, being authorized so to do, executed the within instrument for the purposes therein contained and who further acknowledged that he/she is an officer or authorized signatory of Acquira Loan Services, 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 6 day of Feb., 2012.

M STERN
Notary Public, State of Texas
My Commission Expires
December 04, 2012

NOTARY PUBLIC

My Commission Expires: 12/04/2012

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 $42,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

M STERN
Notary Public, State of Texas
My Commission Expires
December 04, 2012

Subscribed and sworn to before me this the 6 day of Feb., 2012.

Notary Public

My commission expires: 12/04/2012

Property Address: 325 Dry Creek Rd, Goodlettsville, Tennessee 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Pedro Huide Campos
325 Dry Creek Rd
Goodlettsville TN 37072

Map & Parcel 025 00-0-020.00

THIS INSTRUMENT PREPARED BY:
Lauren Winston
Shapiro & Kirsch, LLP
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Memphis, TN 38117
(901)767-5566