After Recording Return to:
NATIONSTAR - REO
Attn: JEANETTE SHAFFER
100 BEECHAM DRIVE
PITTSBURGH, PA 15205
File No. T011-043340

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Davidson County DEEDWARRSP
Recvd: 04/10/12 10:35 5 pgs
Fees:28.00 Taxes:181.30
20120410-0030551

Tax ID No.: 052-09-0-087-00

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 9th day of March, 2012, by and between NATIONSTAR MORTGAGE, LLC, organized and existing under the laws of _____, of 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 hereinafter referred to as Grantor(s) and WILLIAM L. JAMES, A SINGLE MAN, of 411 GRAPEVILE AVENUE, MADISON, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of FORTY-NINE THOUSAND AND 00/100 ($49,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO.: 20111014-0079984, Recorded: 10/14/2011

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 052-09-0-087-00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

NATIONSTAR MORTGAGE, LLC

BY _____
NAME: Andrew Thomas
TITLE: Assistant Secretary

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Andrew Thomas, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 5th day of March, 2012.

Adrian D'Quinn Dawson
Notary Public
Commission expires: 1/19/16

ADRIAN D'QUINN DAWSON
Notary Public, State of Texas
My Commission Expires
January 19, 2016

VALUATION AFFIDAVIT

I, or we, 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 $49,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant
Andrew Thomas
Subscribed and sworn to before me this 5th day of March, 2012.

Notary Public
Commission Expires 01/19/16

Name and address for person(s) responsible for taxes:

WILLIAM L. JAMES
411 GRAPEVILE AVENUE
MADISON, TN 37115

Name and address of property owner:

WILLIAM L. JAMES
411 GRAPEVILE AVENUE
MADISON, TN 37115

Adrian D'Quinn Dawson

NOTARY PUBLIC STATE OF TEXAS
ADRIAN D'QUINN DAWSON
Notary Public, State of Texas
My Commission Expires
January 19, 2016

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 11 ON THE PLAN OF MONTAGUE PARK, AS OF RECORD IN BOOK 421, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 11 FRONTS 100 FEET ON THE NORTHEASTERLY SIDE OF GRAPEVINE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 187.5 FEET TO A DEAD LINE.
BEING THE SAME PROPERTY CONVEYED FROM ANGELA BOYD, CO-TRUSTEE TO NATIONSTAR MORTGAGE, LLC IN DEED RECORDED 10/14/2011, INSTRUMENT NUMBER 20111014-0079984 OF RECORDER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE
BEING THE SAME PROPERTY CONVEYED FROM JEFFERY LOWELL HARGIS TO VIKKI HENDERSON-HARGIS NKA VIKKI HENDERSON BY DEED RECORDED 01/09/2003 IN INSTRUMENT 20030109-0004353 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 052-09-0-087-00 ADDRESS: 411 GRAPEVINE AVENUE; MADISON, TN 37115

True Copy Certification

I, REBECCA LUDWIG, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Gina Barbour a notary public for this county and state, REBECCA LUDWIG who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gina Barbour
Notary's Signature

My Commission Expires: 1/10/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbour, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES