After Recording Return to:
NATIONSTAR - REO
Attn: JEANETTE SHAFFER
100 BEECHAM DRIVE
PITTSBURGH, PA 15205
File No. T011-042546 CMB

BILL GARRETT, Davidson County
Trans: T20120031090 DEEDWARRSP
Recvd: 04/30/12 09:12 4 pgs
Fees: 23.00 Taxes: 246.05
20120430-0036408

This document prepared by:

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

Tax ID No.: 090120B01400C0

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 3rd day of April, 2012, by and between NATIONSTAR MORTGAGE, LLC, organized and existing under the laws of Texas, of 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 hereinafter referred to as Grantor(s) and JOHN EDD WAMPLER AND KATHY M. WAMPLER, of 935 TIMBER RIDGE DRIVE, LENOIR CITY, TN 37771, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of SIXTY-SIX THOUSAND FIVE HUNDRED AND 00/100 ($66,500.00) 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: INSTRUMENT NO. 20110930-0075679, Recorded: 09/30/2011

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 encumbrancesexcept 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 defendthe title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easementsof record, if any.

Assessor's parcel No. 090120B01400C0

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: _____

Alisha Giambalvo

Assistant Vice President

STATE OF TEXAS
COUNTY OF DENTON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Alisha Giambalvo, 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 3rd day of April, 2012.

Adrian D'Quinn Dawson
Notary Public
Commission expires: 01/19/2016

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 tothe best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $66,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant X Alisha Giambalvo

Subscribed and sworn to before me this 4th day of April, 2012.

Notary Public
Commission Expires 01/19/2016

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

Name and addressfor person(s) responsible for taxes:

JOHN EDD WAMPLER AND KATHY M. WAMPLER
935 TIMBER RIDGE DRIVE
LENOIR CITY, TN 37771

Name and address of property owner:

JOHN EDD WAMPLER AND KATHY M. WAMPLER
935 TIMBER RIDGE DRIVE
LENOIR CITY, TN 37771

EXHIBIT A
LEGAL DESCRIPTION

THE REAL PROPERTY IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14, ON THE FINAL PLAT OF HODGES ESTATES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 11700, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED FROM SHELBY INVESTMENTS TRUSTEE SERVICES, INC., AS TRUSTEE OF A AND REVOCABLE TRUST AGREEMENT DATED 11-17-2006 TO BEVERLY JEAN ROGERS BRADY BY DEED RECORDED 03/11/2011 IN INSTRUMENT 20110311-0019617 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 090120B01400C0

PROPERTY COMMONLY KNOWN AS: 737 WILLIAM HOWARD PLACE, NASHVILLE, TN 37209