Davidson County DEEDWARRSP
Recvd: 05/15/12 13:13 5 pgs
Fees:28.00 Taxes:233.10
20120515-0041964

After Recording Return to:
NATIONSTAR - REO
Attn: JEANETTE SHAFFER
100 BEECHAM DRIVE
PITTSBURGH, PA 15205
File No. T012-007647 CMB

This document prepared by:

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

Tax ID No.:
043020041.00

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 1st day of May, 2012 by and between THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATE SERIES (FHAMS-FA6), BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER BY NATIONSTAR MORTGAGE, LLC, ITS ATTORNEY-IN-FACT, organized and existing under the laws of Delaware, of 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 hereinafter referred to as Grantor(s) and TRACY D. MCMURTRY, A MARRIED PERSON, of 2330 BAKER ROAD, GOODLETTTSVILLE, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of SIXTY-THREE THOUSAND AND 00/100 ($63,000.00) 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. 20120326-0025155, Recorded: 03/26/2012

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. 043020041.00

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

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATE SERIES FH06-FA6, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICE, BY NATIONSTAR MORTGAGE, LLC, ITS ATTORNEY-IN-FACT

*POA recorded 1/30/12
Instru. 20120130-0008359

BY _____
NAME: Alisha Giambalvo
TITLE: Asst. Secretary

STATE OF TX
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 1 day of May 2012.

_____
Notary Public Deborah Salas
Commission expires: 6/3/2015

DEBORAH SALAS
Notary Public, State of Texas
My Commission Expires
June 03, 2015

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 $63,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Tracy D McMurtry

Subscribed and sworn to before me this 3rd day of May 2012

Notary Public Jana Drury

Commission Expires MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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

TRACY D. MCMURTRY
2330 BAKER ROAD
GOODLETTTSVILLE, TN 37072

Name and address of property owner:

TRACY D. MCMURTRY
2330 BAKER ROAD
GOODLETTTSVILLE, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON FARVIEW SUBDIVISION, OF RECORDED IN BOOK 1835, PAGE 131, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 135 FEET ON THE EASTERLY SIDE OF SNOW AVENUE AND RUNS BACK 289 FEET ON THE NORTHERLY LINE AND 325 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 139.7 FEET.

SUBJECT TO ALL MATTERS AS SET FORTH PER PLAT BOOK 3600, PAGE 6, AND PLAT BOOK 3700, PAGE 113, PLAT BOOK 4660, PAGE 180, REGISTERS OFFICE OF SAID COUNTY

BEING THE SAME PROPERTY CONVEYED FROM DELCIE C. EVETTS TO MILTON QUEZADA AND BLANCA SAGUAY BY DEED RECORDED 07/26/2006 IN INSTRUMENT 20060726-0090092 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 043020041

PROPERTY COMMONLY KNOWN AS: 1006 SNOW 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