THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2012051336TN1

BILL GARRETT, Davidson County
Trans: T20120040292 DEEDWARRSP
Recvd: 06/01/12 11:13 3 pgs
Fees: 18.00 Taxes: 518.00
20120601-0047587

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 17 day of May, 2012, by and between **Aurora Loan Services, LLC** as party of the first part, located at 1670 Broadway Suite 700, Denver, CO 80202 and, **Aerial Investment Properties, LLC,** party(ies) of the second part located at 415 Church Street, # 2804, Nashville, TN 37219;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 103 on the map of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for said county. Beginning at a point in the Northerly margin of Shelby Avenue at the corner of Lot Nos. 102 and 103, thence with the line between said lots, Northerly 95 feet to a point; thence Westerly 25 feet to a point; thence 55 feet to the South margin of an alley; thence with the margin of the same, Westerly 25 feet to the corner of Lots No. 103 and 104; thence with the line between said lots, Southerly 150 feet to the North margin of Shelby Avenue; thence with the margin of the same, Easterly 50 feet to the beginning.

Property: 1625 Shelby Avenue Nashville TN 37206
Parcel ID No.: 083 14 0 301.00

The last recorded deed being the Substitute Trustee's Deed recorded at Instrument No. 20110324-0022800 in Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Aurora Loan Services, LLC**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Aurora Loan Services, LLC by CoreLogic REO Services, a division of CoreLogic Default Information Services, LLC as Attorney in Fact

BY: _____

TITLE: Jeffrey Kitchens - Portfolio Manager

STATE OF COLORADO

COUNTY OF DENVER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jeffrey Kitchens - Portfolio Manager, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the PORTFOLIO MGR of CoreLogic REO Services, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 17 day of MAY 2012.

SUZANNE STOLOW
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Mar. 4, 2014

Suzanne Stolow
Notary Public

My Commission Expires: 3/4/2014

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Parcel ID No.: 083 14 0 301.00
File Number: REO2012051336TN1

Mail Tax Notices To and Property Owner:
Aerial Investment Properties, LLC
415 Church Street #2804
Nashville, TN 37219

I, or we, 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 $ 140,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17 day of MAY 2012

SUZANNE STOLOW
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Mar. 4, 2014

Suzanne Stolow
Notary Public

My Commission Expires: 3/4/2014