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

BILL GARRETT, Davidson County
Trans:T20120088103 DEEDWARRSP
Recvd: 11/19/12 09:31 2 pgs
Fees:13.00 Taxes:330.18
20121119-0106284

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Palm Beach

The actual consideration or value, whichever is greater, for this transfer is: $89,239.00

Richard Work
Contract Management Coordinator
Affiant

Subscribed and sworn to before me, this 18 day of Oct, 2012.

Notary Public Chris Heinichen

My Commission Expires: _____

FILE: ST2012-2652

Notary Public State of Florida
Chris Heinichen
My Commission EE071207
Expires 03/07/2016

This Instrument Was Prepared By:
Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
HERNDON B. CROUCH 3013 EASY GOER LANE GREENBRIER, TN 37073	SAME	06110018300

SPECIAL WARRANTY DEED

STATE TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATIONE OF THE SUM OF ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **SABR MORTGAGE LOAN 2008-1 REO SUBSIDIARY-1 LLC**, herein referred to as Grantor, does hereby convey, assign, and warrant unto **HERNDON B. CROUCH, A MARRIED MAN**, hereinafter referred to as Grantee, all of its rights, title and interest in that certain parcel situated in Davidson County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAT OF LOCUST GROVE ESTATES, OF RECORD IN PLAT BOOK 3106, PAGE 83, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH IS A RESUBDIVISION OF LOT NOS. 14 AND 15 ON THE PLAN OF LOCUST GROVE ESTATES, OF RECORD IN BOOK 1424, PAGE 11, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEEN, WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SABR MORTGAGE LOAN 2008-1 SUBSIDIARY-1 LLC BY SUCCESSOR TRUSTEE'S DEED FROM WEISSMAN NOWACK CURRY & WILCO, PC DATED 08/28/12 AND RECORDED ON 08/30/12 IN INSTRUMENT NO. 20120830-0078460, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO ANTONIO SCOTT AND STEPHANIE SCOTT, HUSBAND AND WIFE, BY WARRANTY DEED FROM SAM N TOUNG, A MARRIED MAN DATED 09/02/05 AND RECORDED ON 09/27/05 IN INSTRUMENT NO. 20050927-0115886, SAID REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT TO POWER OF ATTORNEY FOR **SABR MORTGAGE LOAN 2008-1 REO SUBSIDIARY-1 LLC,** ***DATED SEPTEMBER 9, 2012, RECORDED*** 11-19-2012, ***IN INSTRUMENT NO.*** 20121119-0106283, ***SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.***

TO HAVE AND TO HOLD all of the Grantor's right, title, and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns, shall have, claim, or demand any right or title to the aforesaid property, premises, or appurtenances, or any part thereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against claims of those persons claiming by, through or under Grantor, but not otherwise.

AND THE GRANTOR, DOES HEREBY CONVEY CONVENANT with the Grantee, except as above noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

The Grantee has thoroughly inspected, examines and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is", "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have not made any representation or warranties, either expressed or implies, regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

By acceptance of this deed, as evidenced by having same recorded, Grantee affirms that content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding deficiency as to the condition of the property and/or any existing structures on said parcel.

The above warranty and this conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including mineral, oil, or gas reservations and any covenants and/or restrictions of record, any and all Power Line Easements, or other Easements or Rights of Way of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on the basis of an actually proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signature, this 18 day of Oct, 2012.

(SIGNATURE)

By: Richard Work Contract Management Coordinator
(PRINTED NAME) (TITLE)

For: SABR MORTGAGE LOAN 2008-1 REO SUBSIDIARY-1 LLC, Ocwen Loan Servicing,LLC,Its Attorney in fact

STATE OF Florida

COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Richard Work, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she is the Contract Management Coordinator of SABR MORTGAGE LOAN 2008-1 REO SUBSIDIARY-1 LLC, Ocwen Loan Servicing,LLC,Its Attorney in fact, and that he/she is authorized SABR MORTGAGE LOAN 2008-1 REO SUBSIDIARY-1 LLC, Ocwen Loan Servicing,LLC,Its Attorney in fact to execute this instrument on its behalf by Richard Work as such Contract Management Coordinator

Witness my hand this 18 day of Oct, 2012.

Notary Public Chris Heinichen

My commission expires:

Notary Public State of Florida
Chris Heinichen
My Commission EE071207
Expires 03/07/2015