This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V3238-110

STATE OF Tennessee)
COUNTY OF Davidson)
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 $144,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kayla E. Lodge
Grantee or Agent of Grantee

Subscribed and sworn to before me this 14th day of November, 2012.

Notary Public
My Commission Expires: _____
(Seal)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Brian Mells 2249 Gilmore Crossing Nashville, TN 37218-3614	Flagstar Bank 5151 Corporate Dr. Troy, MI 48098	058 09 0A 138.00

BILL GARRETT, Davidson County
Trans:T20120089209 DEEDWARRSP
Recvd: 11/21/12 12:38 3 pgs
Fees:18.00 Taxes:532.80
20121121-0107508

SPECIAL WARRANTY DEED
(Corporation)

PNMAC Mortgage Opportunity Fund Investors, LLC, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact, LSI Title Agency, an Illinois Corporation, d/b/a LPS Default Title and Closing ("LSI"), by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Brian Mells, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 130, on the Plan of Creekside Trails, Phase 5, of record in Instrument #20051103-0133061 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 to PNMAC Mortgage Opportunity Fund Investors, LLC in Warranty Deed filed as instrument number 20120224-0016145.

Commonly known as: 2249 Gilmore Crossing Lane, Nashville, TN 37218

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 15 day of OCT 2012.

PNMAC Mortgage Opportunity Fund Investors, LLC by LSI Title Agency, an Illinois Corporation, d/b/a LPS Default Title and Closing ("LSI") as Attorney-in-Fact

BY: _____

ITS: Auth Signer

Certificate of Acknowledgment

State of _____

)ss.

County of _____

Personally appeared before me, the undersigned Notary Public, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the _____ of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this _____ day of _____ _____.

_____

Notary Public

My commission expires:

_____

(Seal)

ACKNOWLEDGMENT

State of California
County of ORANGE)

On 10-15-2012 before me, ALICIA M CESA
(insert name and title of the officer)

personally appeared Laura Morgan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ALICIA M. CESA
Commission # 1900769
Notary Public - California
Orange County
My Comm. Expires Aug 21, 2014