This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4154-003

STATE OF TN)
COUNTY OF Williamson)

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 $101,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James R. Thompson
Grantee or Agent of Grantee

Subscribed and sworn to before me this 31st day of January, 2013.

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-27-2015
(Seal)

Address New Owner As Follows:

Charles Chay
4016 Pepperwodd Drive
Antioch, TN 37013

Send Tax Bills to:

Sun West Mortgage Company, Inc.
18303 Gridley Rd
Cerritos, CA 90703

Map-Parcel Numbers
165130A1D200CO

BILL GARRETT, Davidson County
Trans:T20130008966 DEEDWARRSP
Recvd: 02/01/13 10:26 3 pgs
Fees:18.00 Taxes:377.03
20130201-0010667

SPECIAL WARRANTY DEED
(Corporation)

American General Mortgage Loan Trust 2009-1, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact, PennyMac Loan Services, LLC, 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 Charles B Chay, an unmarried man, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 486 on the Plan of Peppertree Forest, P.U.D. Section 9 of record in Plat Book 7900, Page 760, Register's Office for said county, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to American General Mortgage Loan Trust 2009-1 by Trustee's Deed recorded August 23, 2012, as Instrument No. 20120823-0075744, Register's Office for Davidson County, Tennessee.

Commonly known as: 4016 Pepperwood Drive, Antioch, TN 37013

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

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 number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 17 **day of** Dec 2012

American General Mortgage Loan Trust 2009-1, by PennyMac Loan Services, LLC it's Attorney in Fact and duly authorized signer

BY: _____

ITS: Michael Drawdy
Director, REO

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 Ventura)

On 12-17-12 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Michael Drawdy,
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.

CYNTHIA HOFF
Commission # 1946931
Notary Public - California
Los Angeles County
My Comm. Expires Sep 2, 2015

Signature _____ **(Seal)**